

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DIVISION: 4
SUBJECT: Development Item – Kennel
USE: Discretionary use, with Variances

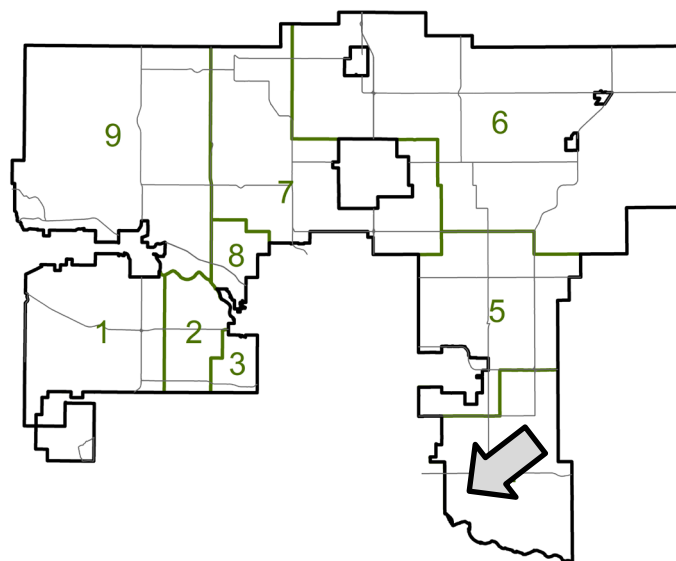
DATE: November 26, 2020
APPLICATION: PRDP20203196

APPLICATION: Kennel (existing) and construction of an accessory building (oversize kennel building) and relaxation of the maximum accessory building parcel coverage

GENERAL LOCATION: Located approximately 1.21 km (3/4 mile) south of Hwy. 22X and 0.41 km (1/4 mile) west of Rge. Rd. 282.

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

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



VARIANCE SUMMARY:

Regulation	Requirement	Proposed	Variance
Discretionary Building Area (no maximum limit)	>190.00 sq. m (2,045.14 sq. ft.)	706.06 sq. m (7,600.00 sq. ft.)	271.61%
Maximum Accessory Building Parcel Coverage	± 380 sq. m (± 4,090.29 sq. ft.)	± 1750.29 sq. m (± 18,840 sq. ft.)	360.00 %

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203196 be approved with the conditions noted in the report.
- Option #2: THAT Development Permit Application PRDP20203196 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEX



Administration Resources

Xin Deng, Planning and Development Services



DEVELOPMENT PERMIT REPORT

Application Date: October 8, 2020 (completed on November 10, 2020)	File: 02327021
Application: PRDP20203196	Applicant: Wendy Brooks Owner: Country Club Pet Resort Inc.
Legal Description: Block 7, Plan 1215 LK, SE-27-22-28-W04M	General Location: Located approximately 1.21 km (3/4 mile) south of Hwy. 22X and 0.41 km (1/4 mile) west of Rge. Rd. 282.
Land Use Designation: Residential, Rural District (R-RUR) under Land Use Bylaw C-8000-2020	Gross Area: ± 6.79 hectares (± 16.79 acres)
File Manager: Xin Deng	Division: 4

PROPOSAL:

The proposal is for Kennel, construction of a 706.00 sq. m. (7,600 sq. ft.) indoor dog exercise arena, and request for relaxation of maximum accessory building parcel coverage.

- The subject land can be accessed through the existing approach at the end of Township Road 224A.
- The property contains a main office for the dog kennel business (Country Club Pet Resort), and several accessory buildings, including dog kennel, electrical building, laundry building, tool shop, memorial park office and storage, and machinery storage.
- Currently, the property accommodates approximately 250 pets on a 24-hour basis (overnight).
- The Applicant has indicated that the kennel business has been operating from this property since approximately 1960s. However, no Development Permit for a kennel exists in the County, and the Applicant cannot provide evidence or a copy of the original Development Permit. Should MPC approve the application it would bring the property into compliance.
- The existing business operates 7 days a week, from 8:30 AM – 6:00 PM, Monday – Sunday.
- There are 18-25 employees for the business.
- The Applicant proposes to construct a new arena for dog indoor activities when the weather does not permit outdoor activity. The activities include individual and group playtime, agility, training, and dog group activities. The proposed dog arena is also an Emergency evacuation building for the existing business, and will be donated to other provincial rescue and emergency evacuations for use of animals (mainly dogs).
- The proposed dog arena will be ± 46.32 m (± 152.00 ft.) in length, ± 15.24 m (± 50.00 ft.) in width, and ± 6.38 m (± 20.92 ft.) in height. Overall building area will be ± 706.00 sq. m (± 7,600.00 sq. ft.).
- The Applicant indicated that they have two water wells onsite to provide potable water, and wastewater is treated through the septic tank and field.
- There are two garbage bins on site and a garbage collection company comes to pick up solid waste every two weeks.



- Traffic counts indicate that there are approximately 300 vehicles per day on Township Road 242, which is within the capacity threshold of the roadway

LAND USE BYLAW (C-8000-2020):

Part 8 Definitions

“Kennel” means a facility for the keeping, breeding, boarding, caring, or training of dogs and/or other domestic pets over three months of age, excluding livestock.

Variances

101 Unless a specific provision of the Bylaw provides otherwise, the Development Authority may allow a variance under one or more of the following circumstances:

- a) The proposed development, with variance, would not unduly interfere with neighbouring parcels, or*
- b) The variance is specific to the parcel, building or sign to which it applies, not shared by a significant number of other properties in the surrounding area, or*
- c) The variance is a result of an error in the siting of a building or structure, and the rectifying of the error would create unnecessary hardship to the registered owner.*

102 The Development Authority shall require a supporting rationale from the applicant in support of a variance.

103 The amount of an individual variance is at the sole discretion of the Development Authority.

Residential, Rural District (R-RUR)

318 Discretionary Uses:

Kennel

- The proposed indoor dog arena is part of the kennel, and therefore, a Development Permit is required.

320 Maximum Building Height

- Required (accessory buildings): ± 7.00 m (± 22.97 ft.)
- Proposed Dog Arena: ± 6.38 m (± 20.92 ft.), which meets the requirement

322 Maximum Accessory Building Parcel Coverage:

- Required (parcel over 9.88 acres): 380.00 sq. m (4,090.29 sq. ft.)
- Overall Building Area for the existing and proposed accessory buildings: ± 1750.29 sq. m ($\pm 18,840$ sq. ft.), which does not meet the requirement, and the **requested variance is 360.00%**. As the subject land is large and immediately adjacent lands to the west and south are owned by the same family, the request variance might not have negative impact on adjacent lands. Municipal Planning Commission (Development Authority) would determine the appropriate variance.

Accessory Building	Building Area
Existing Building B – Dog Kennel	± 162.58 sq. m ($\pm 1,750$ sq. ft.)
Existing Building Ca – Electrical Building	± 7.43 sq. m (± 80 sq. ft.)
Existing Building Cb – Dog Kennel	± 130.06 sq. m ($\pm 1,400$ sq. ft.)



Existing Building D – Dog Kennel	± 130.06 sq. m (± 1,400 sq. ft.)
Existing Building E – Dog Kennel	± 120.77 sq. m (± 1,300 sq. ft.)
Existing Building F – Laundry Building	± 55.74 sq. m (± 600 sq. ft.)
Existing Building G – Tool Shop	± 178.37 sq. m (± 1,920 sq. ft.)
Existing Building H – Memorial Park Office & Storage	± 125.42 sq. m (± 1,350 sq. ft.)
Existing Building I – Machinery Storage	± 133.78 sq. m (± 1,440 sq. ft.)
Proposed New Dog Arena	± 706 sq. m (± 7,600 sq. ft.)
Total	± 1,750.29 sq. m (± 18,840.00 sq. ft.)

323 Minimum Setbacks:

Front Yard (from county road):

- Required: 45.00 m (147.64 ft.)
- Proposed: ± 229.21 m (± 752.00 ft.), which meets the requirement

Side Yard (from other uses):

- Required: 3.00 m (9.84 ft.)
- Proposed: ± 3.96 m (± 13 ft.) / ± 171.30 m (± 562 ft.), which meet the requirement

Rear Yard (from all other on parcels over 9.88 acres):

- Required: 30.00 m (98.43 ft.)
- Proposed: ± 52.73 m (± 173.00 ft.), which meets the requirement.

STATUTORY PLANS:

The subject land does not fall within any Area Structure Plans, and thus this application was evaluated in accordance with the Land Use Bylaw.

Additional Information:

Development Permit History:

- The Applicant indicated that there should be a Development Permit for the previous kennel business, as it had operated for about 15 years, before they purchased the land from the previous owner Milton Taylor in 1982. However, Administration cannot find the original Development Permit for the kennel business in the vault. Administration asked the Applicant to seek for a copy of Development Permit from the previous owner Milton Taylor. The Applicant contacted his son Darren Taylor, as Milton Taylor passed away. Darren Taylor said he was very young at that time and he cannot provide a copy of Development Permit now. Administration assumed that back to 1960s, kennel might be considered under livestock which does not required a Development Permit at that time. This might explain why either Administration or the Applicant cannot find a Development Permit.

Building Permit History:

- 1963: The existing dwelling, single detached was built in 1963 and renovated in 1988.

INSPECTOR'S COMMENTS:

- The site has been slightly graded to make room for the new exercise arena;
- It will well screened on all sides by trees and foliage;
- The site is really well maintained.

CIRCULATIONS:Alberta Transportation:

- No response.

Agricultural and Environmental Services, Rocky View County:

- No agricultural concerns.

Development Compliance, Rocky View County:

- No comments or concerns.

Fire Service & Emergency Management, Rocky View County:

- No comment.

Building Services Review

- Prior to Issuance - provide 3.2.2 Building Code analysis to Building Services and Fire Services for the Kennel use.
- Prior to issuance - provide Hydrant location, the hydrant location may apply depending on the 3.2.2 classification chosen, Access Routes location and design and water supply.
- Prior to Issuance - development to determine the number of parking stalls that will be required to determine the required barrier free stall locations.
- Advisory condition - dimensioned site plan with dimensions to the hydrant, (Siamese connection/front entry-if required), access route design and water supply that conform to the NBC 2019-AB Edition articles below shall be applicable.
- Advisory condition – The building shall conform to the National Energy Code 2017, with documentation/design at Building Permit stage.
- Advisory condition - Applicant is required to submit a Building permit application using our industrial/commercial/institutional checklist-
https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Building/checklists/Commercial-Industrial-Institutional_Checklist.pdf
- The drawings and information listed in the checklist from items 1-10 (as applicable) shall be submitted as part of the Building permit application in a complete and satisfactorily manner.

ABC articles for applicant/designer information

a. 3.2.5.4.Access Routes

- 1) A building which is more than 3 storeys in building height or more than 600 m2 in building area shall be provided with access routes for fire department vehicles
 - a) to the building face having a principal entrance, and
 - b) to each building face having access openings for firefighting as required by Articles 3.2.5.1. and 3.2.5.2.



e. 3.2.5.6. Access Route Design

- 1) A portion of a roadway or yard provided as a required access route for fire department use shall:
 - a) have a clear width not less than 6 m, unless it can be shown that lesser widths are satisfactory,
 - b) have a centre-line radius not less than 12 m,
 - c) have an overhead clearance not less than 5 m,
 - d) have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m,
 - e) be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt or other material designed to permit accessibility under all climatic conditions,
 - f) have turnaround facilities for any dead-end portion of the access route more than 90 m long, and
 - g) be connected with a public thoroughfare.

f. 3.2.5.7. Water Supply

- 1) Except as required in Sentences (3) and (4), and except for a building that is neither more than 3 storeys in building height nor more than 600 m² in building area, a building shall have a supply of water available for firefighting purposes that is not less than the quantity derived from the following formula:
- 2) The private water supply referred to in Clause (1)(b) shall be
 - a) capable of being delivered at a rate of not less than
 - i) 2 700 L/min for a *building* required to have a quantity less than 75 000 L, and
 - ii) 3 800 L/min for a *building* requiring a quantity of 75 000 L and greater, and
 - b) provided with a
 - i) dry hydrant conforming to Chapter 8 of NFPA 1142, "Water Supplies for Suburban and Rural Fire Fighting," or
 - ii) pressurized hydrant conforming to the requirements of NFPA 24, "Installation of Private Fire Service Mains and their Appurtenances."
- 3) Capacity requirements under Sentence (1) do not apply to a *building* having a standpipe system conforming to the requirements.

Planning and Development Services – Engineering Review

General:

- As per the application, the applicant is proposing to construct a 7,600 sq. ft. dog arena.
- The application will need to be circulated to Alberta Transportation for review and comment since the proposed development is within 1.2 km of Highway 22X.

**Geotechnical:**

- As per GIS review, slopes steeper than 15% are not observed on the subject lands. Engineering has no requirements at this time.

Transportation:

- An existing road approach off Township Road 224A, which is a gravel standard road, provides access to the parcel.
- Engineering does not anticipate that the proposed development will have a significant impact on the road network, as the applicant indicated that the proposed dog arena is primarily only to provide for an indoor area for activities when the weather does not permit outdoor activity. Therefore, a TIA is not warranted at this time.
- Prior to the issuance of the DP, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with Bylaw C-8007-2020 for the total gross area associated with the proposed kennel operation. The applicant will be required to submit a revised site plan identifying the development area of the proposal.
 - The development area refers to the portion of lands utilized directly for development purposes and includes: the driveway access; all structures (buildings), the storage and display areas directly associated to the use; and the required parking area (as defined in the Land Use Bylaw)

Sanitary/Waste Water:

- It does not appear that any additional wash facilities are proposed as part of the new arena. Engineering has no requirements at this time.

Water Supply and Waterworks:

- Two existing onsite water wells provide water to the existing site.
- As an advisory condition, all commercial licenses for water supply from AEP shall be the responsibility of the applicant.
- Engineering has no requirements at this time.

Storm Water Management:

- Given the size of the subject land(s), engineering does not anticipate that the proposed development will result in a significant increase in imperviousness, therefore an SSIP is not required at this time.

Environmental:

- The proposed development does not appear to be impacting any wetlands. Should the applicant propose development that has a direct impact on any wetlands, the applicant will be responsible for obtaining all required AEP approvals.

OPTIONS:

Option 1: (this would allow the development to proceed)

APPROVAL, subject to the following conditions:

Description:

1. That a *Kennel (existing)*, construction of an accessory building (oversize kennel building [indoor dog exercise arena]), approximately 706.00 sq. m. (7,600.00 sq. ft.) in footprint, may



take place on the subject site in accordance with the Site Plan as submitted with the application.

2. That the maximum accessory building parcel coverage is relaxed **from 380.00 sq. m (4,090.29 sq. ft.) to \pm 1,750.29 sq. m (\pm 18,840 sq. ft.)**.

Prior to Issuance:

3. That prior to issuance of this permit, the Applicant/Owner shall submit payment of the Transportation Offsite Levy in accordance with Bylaw C-8007-2020 for the total gross area associated with the proposed kennel operation. The Applicant/Owner shall be required to submit a revised site plan identifying the development area of the proposal.
 - i.) The development area refers to the portion of lands utilized directly for development purposes, and includes: the driveway access; all structures (buildings), the storage and display areas directly associated to the use; and the required parking area (as defined in the Land Use Bylaw)
4. That prior to issuance of this permit, the Applicant/Owner shall provide Hydrant location, the hydrant location may apply depending on the 3.2.2 classification chosen, Access Routes location and design and water supply.

Permanent:

5. That upon request from the County, the operator shall engage a qualified Acoustical Engineer to monitor the sound levels at the nearest residence, not at this property. Any recommendations of the report, shall be implemented by the Applicant/Owner, to the satisfaction of the County.
6. That all waste shall be stored in a dry state in metal or plastic containers, and shall be disposed of off-site in a manner satisfactory to the County.
7. That the kennel area and any outside runs shall be enclosed with fencing constructed at a minimum of 1.20 m (3.94 ft.) in height.
8. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for any dwelling units and/or principal use(s) located on the subject site, to facilitate accurate emergency response.

Advisory:

9. That the current Rocky View County Animal Control Bylaw shall be adhered to at all times.
10. That during construction of the dwelling, all construction and building materials shall be maintained onsite, 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.*
11. That a Building Permit(s) and applicable submit trade permits shall be obtained prior to any construction taking place utilizing the Commercial, Industrial and Institutional checklist and:
 - i. a 3.2.2 Building Code analysis;
 - ii. That dimensioned site plan with dimensions to the hydrant, (Siamese connection/front entry-if required), access route design and water supply that conform to the NBC 2019-AB Edition articles below shall be applicable.

That the building shall conform to the National Energy Code 2017, with documentation/design at Building Permit stage.

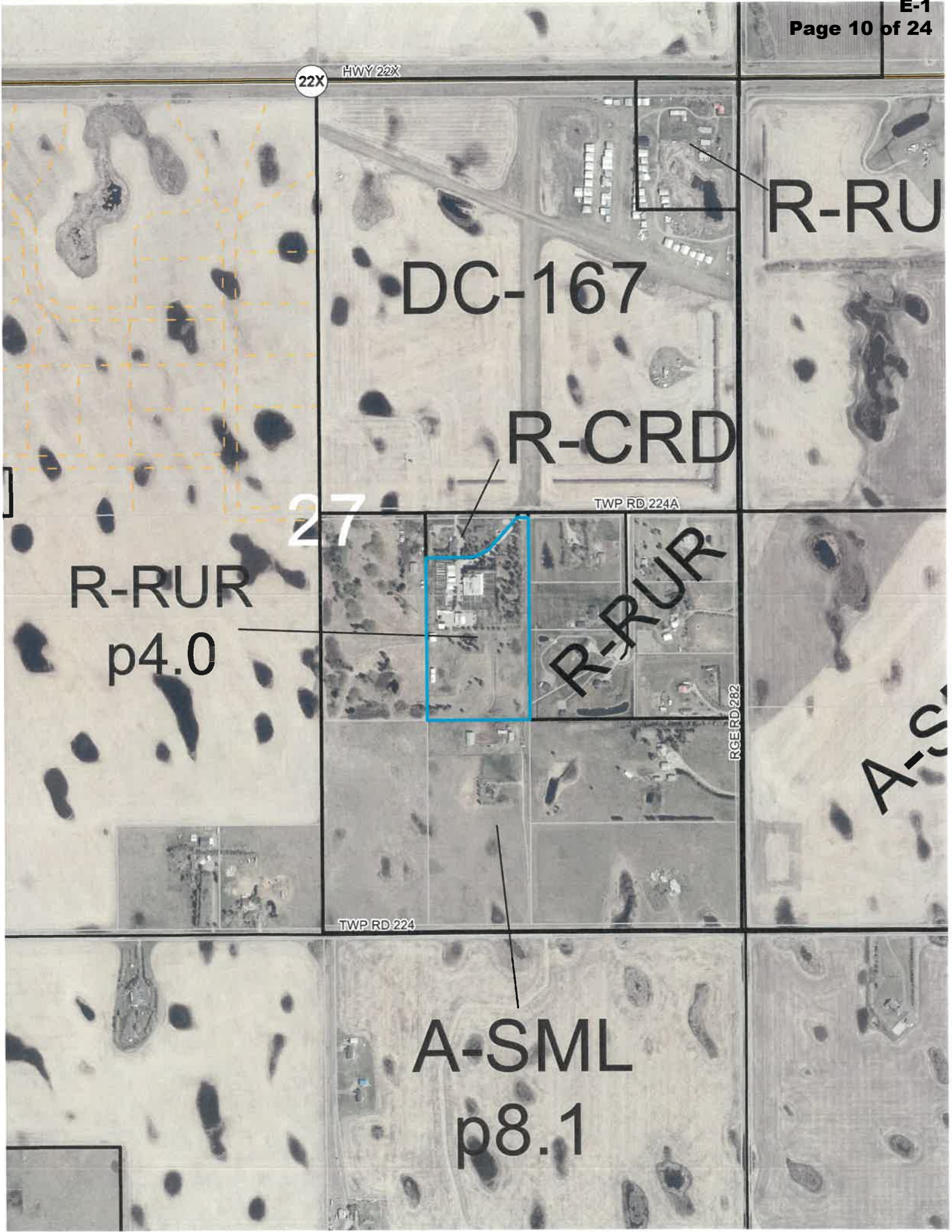


12. That any other government permits, approvals, or compliances are the responsibility of the Applicant/Owner.
13. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
14. That if this Development Permit is not issued by **JUNE 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Option #2: (this would not allow the development to proceed)

REFUSAL, for the following reasons:

1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighborhood and materially interferes with and affects the use, enjoyment, and value of neighboring parcels of land.



R-RUR

DC-167

R-CRD

27

R-RUR
p4.0

R-RUR

A-SML

A-SML
p8.1



ROCKY VIEW COUNTY

DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY

Page 11 of 24

E-1

APPLICATION NO.	PRDP20203196
ROLL NO.	02327021
RENEWAL OF	
FEES PAID	\$280
DATE OF RECEIPT	10/8/2020

APPLICANT/OWNER

Applicant Name: Wendy Brooks Email: [REDACTED]
Business/Organization Name (if applicable): Country Club Pet Resort

Landowner Name(s) per title (if not the Applicant):

Business/Organization Name (if applicable):

Mailing Address: Postal Code:

Telephone (Primary): Email:

LEGAL LAND DESCRIPTION - Subject site

All/part of: SE 1/4 Section: 27 Township: 22 Range: 28 West of: 04 Meridian Division:
All parts of Lot(s)/Unit(s): 7 Block: 1215 Plan: LK Parcel Size (ac/ha): 16.79
Municipal Address: 282063 Township Road 224 A Land Use District: R-RUR

APPLICATION FOR - List use and scope of work

Accessory building used for "Canine activity Arena"
uses: all exercise activity for dogs; agility, training, play, socializing
uses: emergency evacuation for Pet Resort guests and Animal Rescue Groups

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) | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| b. Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant) | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| c. Abandoned oil or gas well or pipeline present on the property
(Well Map Viewer: https://extramapviewer.aer.ca/AERAbandonedWells/Index.html) | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| d. Subject site has direct access to a developed Municipal Road (accessible public roadway) | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |

AUTHORIZATION

I, WENDY BROOKS (Full name in Block Capitals), hereby certify (initial below):

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

WB 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.

WB 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*.

WB **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 Wendy Brooks
Date Oct 8, 2020

Landowner Signature Wendy Brooks
Date Oct 8, 2020



ROCKY VIEW COUNTY

ACCESSORY BUILDING(s)

INFORMATION SHEET

FOR OFFICE USE ONLY

APPLICATION NO.

ROLL NO.

DISTRICT

DETAILS

Building total floor area (footprint) 7600 ft (m² / ft.²)

Height of building 20ft 11" (m / ft.)

Total area of all accessory buildings (For Residential/Agricultural parcels) N/A we have commercial buildings (m² / ft.²)

USE TYPE

- ☐ * Residential
- ☐ Agricultural
- ☐ Related to *Home-Based Business (HBB), Type II* (attach HBB Information Sheet)
- ☒ Other (specify): Related to Commercial Business

BUILDING DESCRIPTION

Purpose/use of building (workshop, studio, storage etc.):

* indoor dog exercise arena ie: Agility* emergency evacuationBuilding material(s): Remuda Building (see Solder)engineered laminated posts29" gauge colored metalExterior colour(s): dark sage + dark brown

Age of building(s), if permits not issued/available: _____

BUILDING TYPE

- ☐ Storage Shed
- ☐ Barn
- ☐ Quonset
- ☐ Farm Building
- ☐ Detached Garage
- ☐ Gazebo
- ☐ ** Shipping Container (Seacan)
- ☐ Personal Greenhouse/Nursery
- ☐ Horse Shelter/Stable
- ☐ Tent (covered)
- ☒ Other (specify):

Pole Building
(Remuda Building)

VARIANCE(s) REQUESTED (If applicable)

Describe variances requested: I am requesting a relaxation on the maximum accessory building parcel coverage. This building required to full fill the needs for a emergency evacuation situation at the Pet Resort's full capacity.

Describe reasons for variances (location, storage needs, etc.):

The activity needs ie: Agility for the dogs required this size of building. Also helping (charity) the needs of the Alberta Spay & Neuter Task Force.**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

Wendy Brooks

Date

Oct 8, 2020

ROCKY VIEW PERMIT DEPARTMENT

OCT 8, 2020

TO WHOM IT MAY CONCERN,

My name is Wendy Brooks, owner of Country Club Pet Resort. I am asking for a relaxation on the maximum accessory building parcel coverage. The proposed multi use plan for this building (canine activity arena) will be of benefit to the community, Rocky View and the province as well as the business. In the past 3 years the Country Club has donated our facility to assist the Alberta Spay and Neuter Task Force. We take in all the stray dogs from the Sit sika nation for care and an evaluation process. Their needs and demands have been significantly higher, and we require more space for continuing our charity care.

The Country Club Pet Resort is a supporter of the LESA program (livestock emotional support animal) We will care for the support animal if the owner is in an evacuation situation. If the owner deceases, The Pet Resort will accept the pet into our sanctuary.

The Canine arena will facilitate an emergency evacuation for the boarding pets staying at the Country Club Pet Resort if a emergency occurs and requires evacuation.

The Country Club Pet Resort assisted in donating our facility to assist evacuated dogs from the Fort McMurray forest fires 2018 as well as the evacuation in northern Alberta forest fires 2019. The Pet Resort cared for over 30 dogs that were evacuated.

The size of the arena is needed to facilitate canine activities such as Agility, training, canine socializing and exercising.

We want to encourage, teach, and assist people and pets to understand, learn, respect one another and have a more successful pet/family relationship.

Regards,



Wendy Brooks



Rocky View permit department

To Whom it may concern,

October 8, 2020

My name is Don Brooks, retired owner of Country Club Pet Resort. My daughter Wendy Brooks is the current owner of Country Club Pet Resort. As a neighboring landowner of 3 individual parcels, I own the property to the west, south west and south of the Country Club Pet Resort. The accessory building that Wendy is applying for permit for will have NO negative impact on any of my surrounding properties. I own 60 acres surrounding the Pet Resort and in the future, Wendy may own more of my properties. This building plan for a proposed Canine Activity Arena and emergency evacuation arena has many benefits for the business, the community, Rocky View District and the Province. I strongly stand behind it. Feel free to call and ask me any questions.

Best Regards,

A handwritten signature in black ink that reads "Don Brooks".

Don Brooks

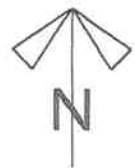
282085 township road 224A, [REDACTED]





Rocky View
COUNTY

PermitNum / Roll / Legal: 15270-DP-2013 / 02327005 / SW-27-22-28-04
Friday, February 15, 2013



SCALE 1:8,758

N

W



S



A / office and dog kennel / 80' L x 52'W

B/ dog kennel / 70' x 25'

Ca/ electrical building / 10' x 8'

Cb/ dog kennel / 40' x 35'

D/ dog kennel / 40' x 35'

E / dog kennel / 50' x 26'

F / laundry building / 30 x 20'

G/ tool shop / 60' x 32'

H/ memorial park office & storage / 45' x 30'

I/ machinery storage / 48' x 30'

J / temporary tent blew down/proposed dog arena 152' x 50'

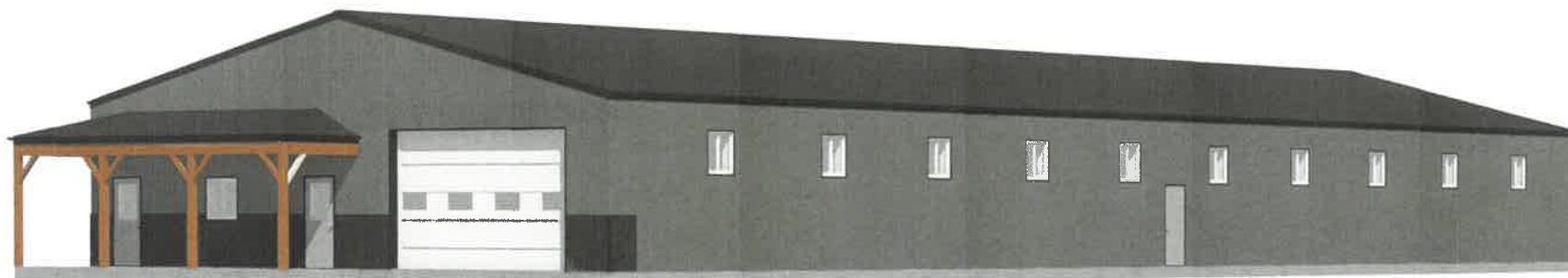


7,600 SQ FT SHOP

PREPARED FOR:
Don and Wendy Brooks

PROJECT SUMMARY:

- Dimensions: 50' x 152' x 12' building
- Ceiling Height: 12'
- Total Developed Area: 7,600
- Colours Shown
 - Walls: Sable
 - Roof, Wainscoting and Trim: Dark Brown



NOT FOR CONSTRUCTION USE

NOT FOR CONSTRUCTION OR PERMITS. HOME CONCEPT INTENDED FOR BASIC DESIGN & BUDGETARY ESTIMATION. CONCEPT MAY NOT COMPLETELY REFLECT ACTUAL BUILDING.

CUSTOMER

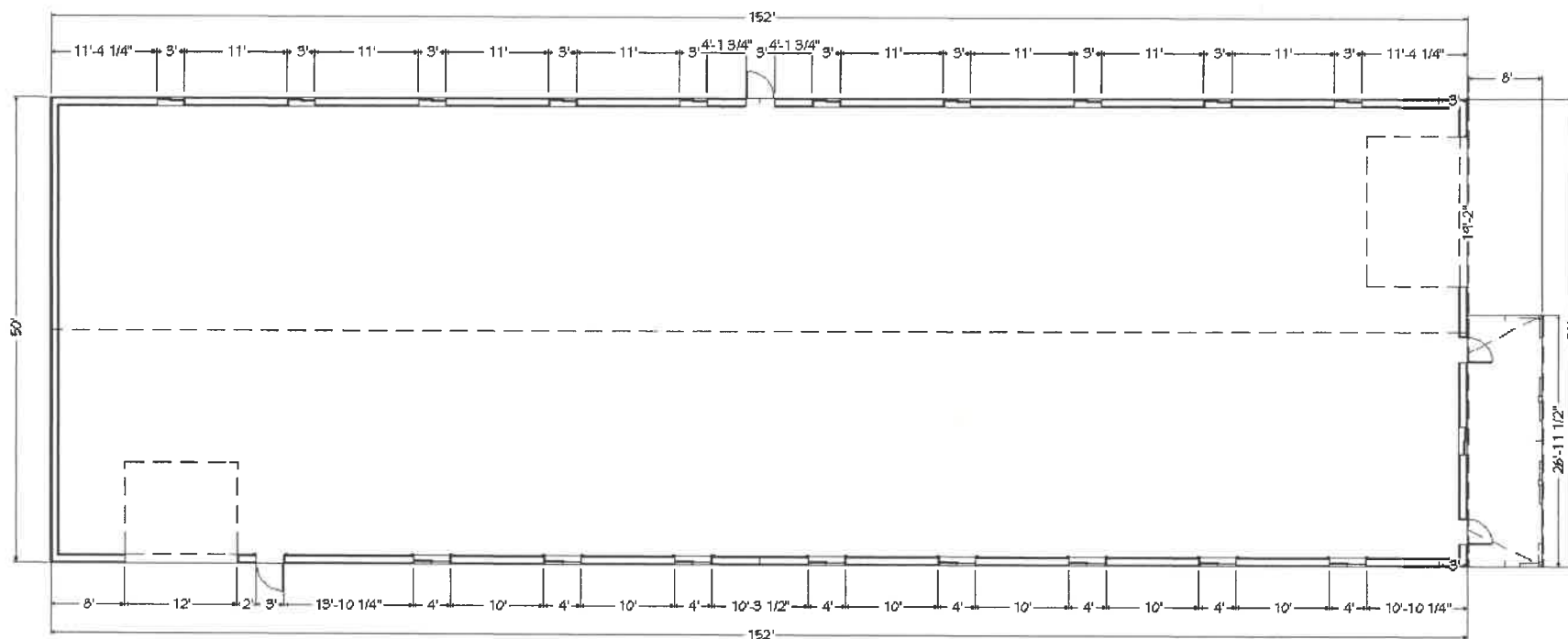
CUSTOMER NAME: Don and Wendy Brooks
CONCEPT #: Q52220



Box 36, Site 27, RR7
Calgary, AB T2P 2G7
remudabuilding.com

PAGE
1

FLOORPLAN



NOT FOR CONSTRUCTION USE

NOT FOR CONSTRUCTION OR PERMITS. HOME CONCEPT INTENDED FOR BASIC DESIGN & BUDGETARY ESTIMATION. CONCEPT MAY NOT COMPLETELY REFLECT ACTUAL BUILDING.

CUSTOMER

CUSTOMER NAME: Don and Wendy Brooks
CONCEPT #: Q52220

RENUDA
BUILDING

Box 36, Site 27, RR7
Calgary, AB T2P 2G7
remudabuilding.com

PAGE 2

FRONT ELEVATION



NOT FOR CONSTRUCTION USE

NOT FOR CONSTRUCTION OR PERMITS. HOME CONCEPT INTENDED FOR BASIC DESIGN & BUDGETARY ESTIMATION. CONCEPT MAY NOT COMPLETELY REFLECT ACTUAL BUILDING.

PAGE
3

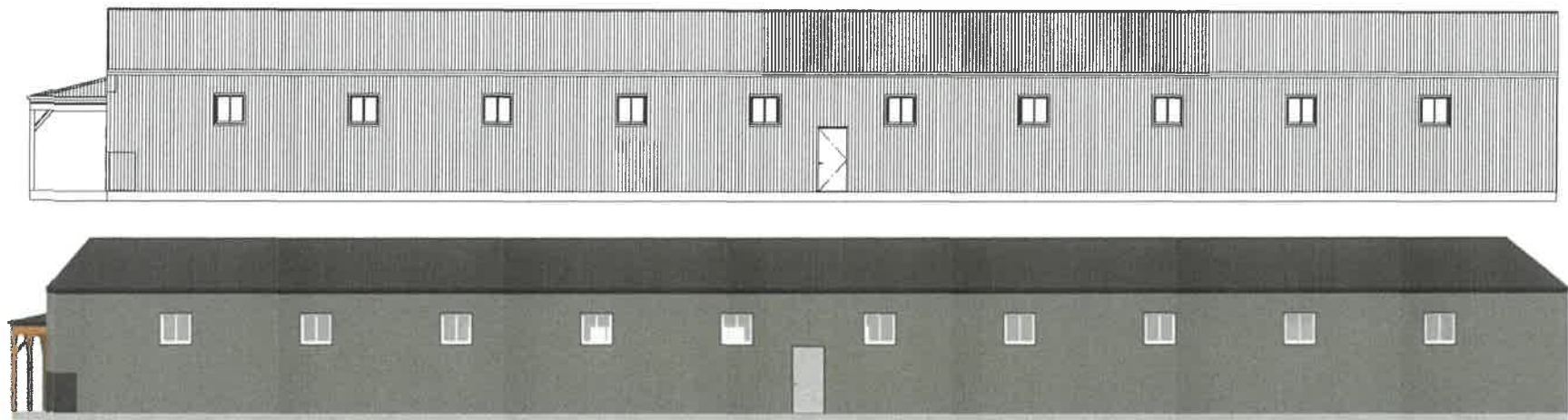
Box 36, Site 27, RR7
 Calgary, AB T2P 2G7
remudabuilding.com

REMUDA
 BUILDING

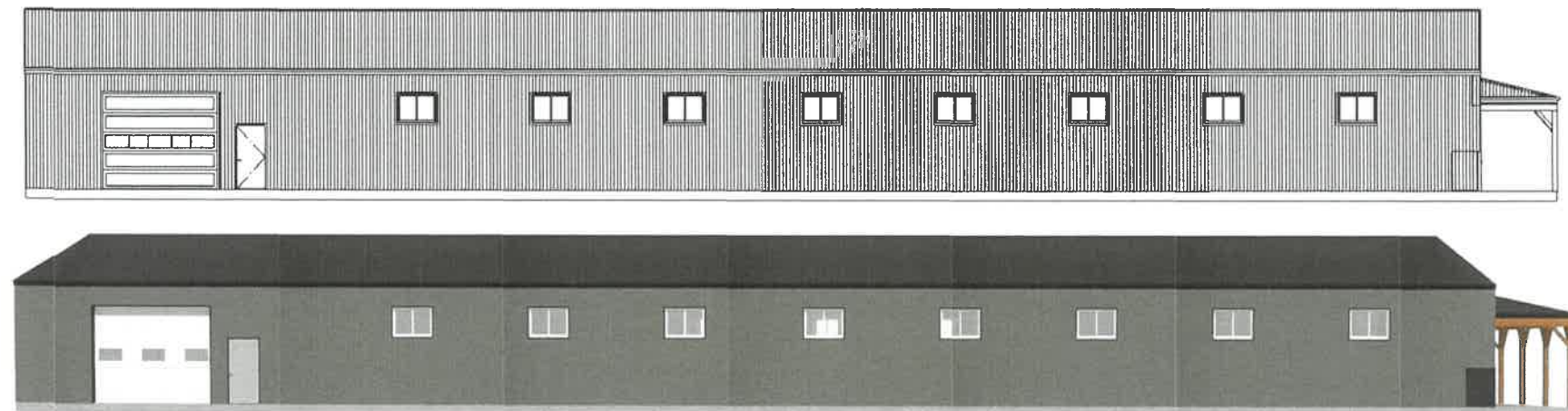
CUSTOMER
 CUSTOMER NAME: Don and Wendy Brooks
 CONCEPT #: Q52220

**NEW
 BUILDING
 CONCEPT**

RIGHT ELEVATION



LEFT ELEVATION



NOT FOR CONSTRUCTION USE

NOT FOR CONSTRUCTION OR PERMITS. HOME CONCEPT INTENDED FOR BASIC DESIGN & BUDGETARY ESTIMATION. CONCEPT MAY NOT COMPLETELY REFLECT ACTUAL BUILDING.

NEW BUILDING CONCEPT

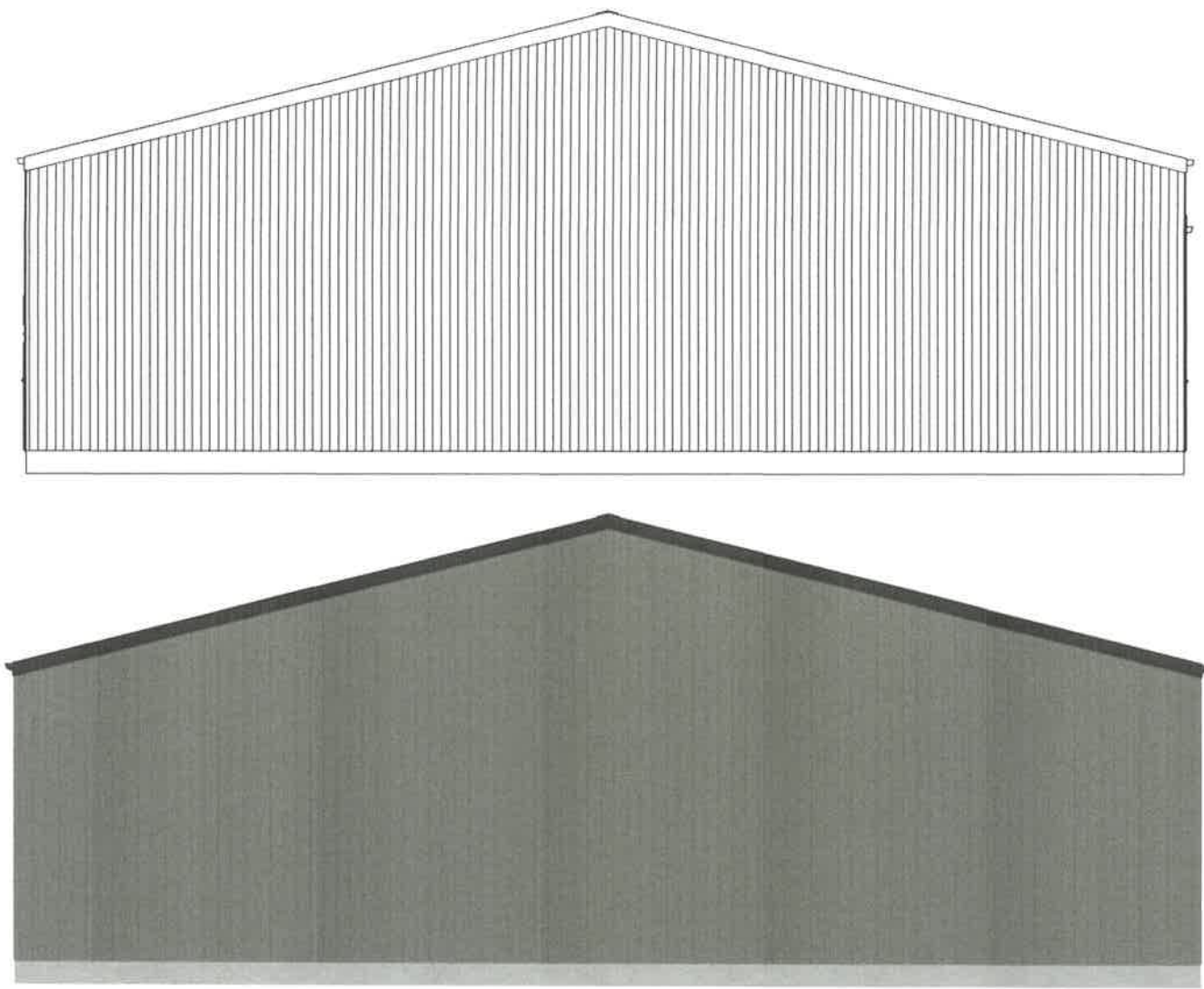
CUSTOMER
CUSTOMER NAME: Don and Wendy Brooks
CONCEPT #: Q52220

REMUDA BUILDING

PAGE 4

Box 36, Site 27, RR7
Calgary, AB T2P 2G7
remudabuilding.com

REAR ELEVATION



NOT FOR CONSTRUCTION USE

NOT FOR CONSTRUCTION OR PERMITS. HOME CONCEPT INTENDED FOR BASIC DESIGN & BUDGETARY ESTIMATION. CONCEPT MAY NOT COMPLETELY REFLECT ACTUAL BUILDING.

NEW
BUILDING
CONCEPT

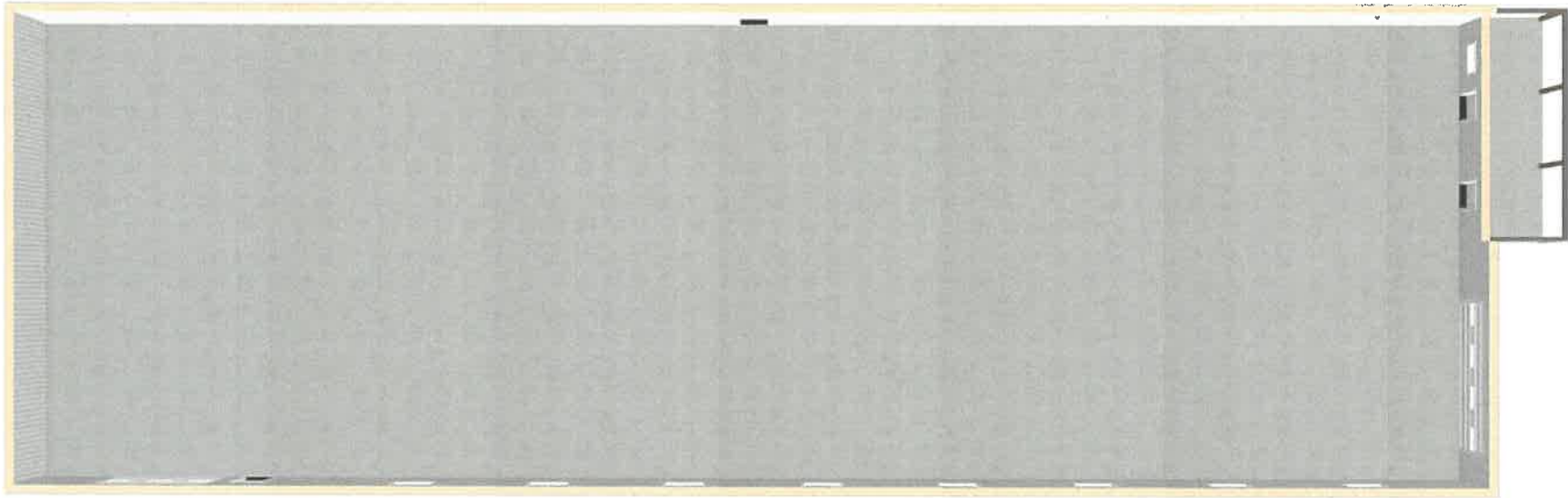
CUSTOMER
CUSTOMER NAME: Don and Wendy Brooks
CONCEPT #: Q52220



Box 36, Site 27, RR7
Calgary, AB T2P 2G7
remudabuilding.com

PAGE
5

DOLL HOUSE VIEW



NOT FOR CONSTRUCTION USE


NOT FOR CONSTRUCTION OR PERMITS. HOME CONCEPT INTENDED FOR BASIC DESIGN & BUDGETARY ESTIMATION. CONCEPT MAY NOT COMPLETELY REFLECT ACTUAL BUILDING.

NEW
BUILDING
CONCEPT

CUSTOMER

CUSTOMER NAME: Don and Wendy Brooks
CONCEPT #: Q52220

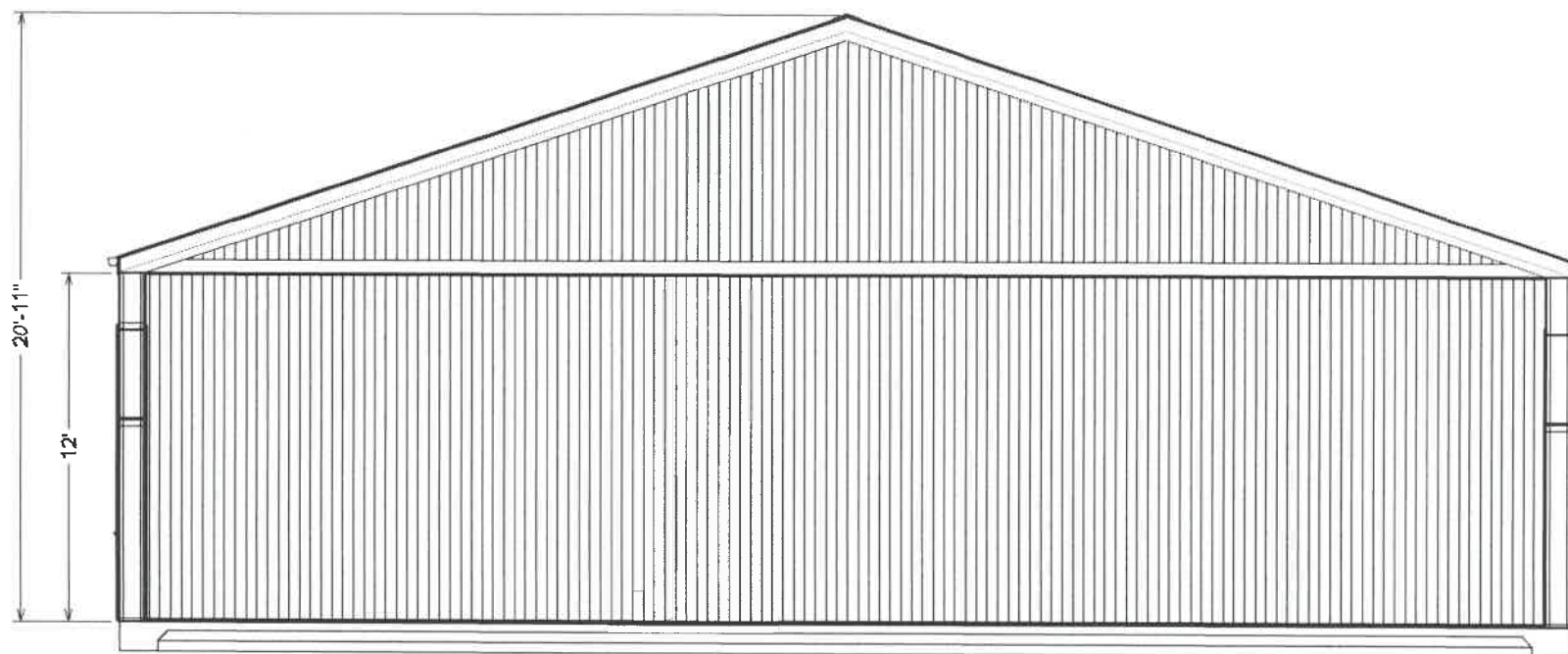
 REMUDA
BUILDING



Box 36, Site 27, RR7
Calgary, AB T2P 2G7
remudabuilding.com

PAGE
6

CROSS SECTION ELEVATION



NOT FOR CONSTRUCTION USE

NOT FOR CONSTRUCTION OR PERMITS. HOME CONCEPT INTENDED FOR BASIC DESIGN & BUDGETARY ESTIMATION. CONCEPT MAY NOT COMPLETELY REFLECT ACTUAL BUILDING.

NEW
BUILDING
CONCEPT

CUSTOMER

CUSTOMER NAME: Don and Wendy Brooks
CONCEPT #: Q52220



REMUDA
BUILDING



Box 36, Site 27, RR7
Calgary, AB T2P 2G7
remudabuilding.com

PAGE
7