

## PLANNING AND DEVELOPMENT SERVICES

**TO:** Municipal Planning Commission  
**DIVISION:** 5  
**SUBJECT:** Development Item: *Accessory Building*  
**USE:** Listed DC Discretionary use, with no Variances

**DATE:** December 10, 2020  
**APPLICATION:** PRDP20203084

**APPLICATION:** Construction of an Accessory Building (Shed)

**GENERAL LOCATION:** Located approximately 0.81 km (1/2 mile) west of Garden Rd. and 0.41 km (1/4 mile) south of Hwy. 1

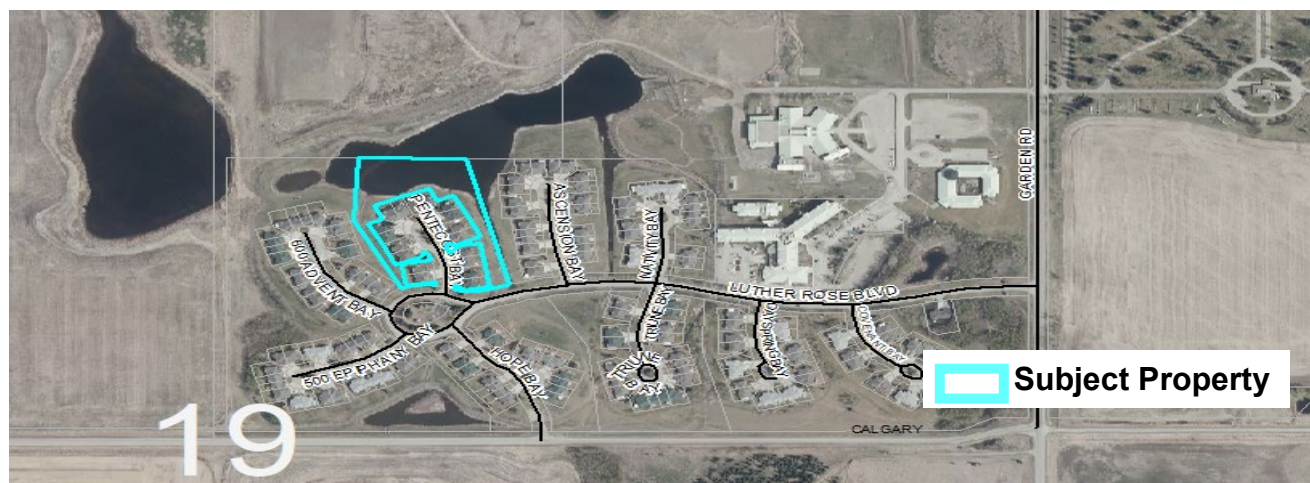
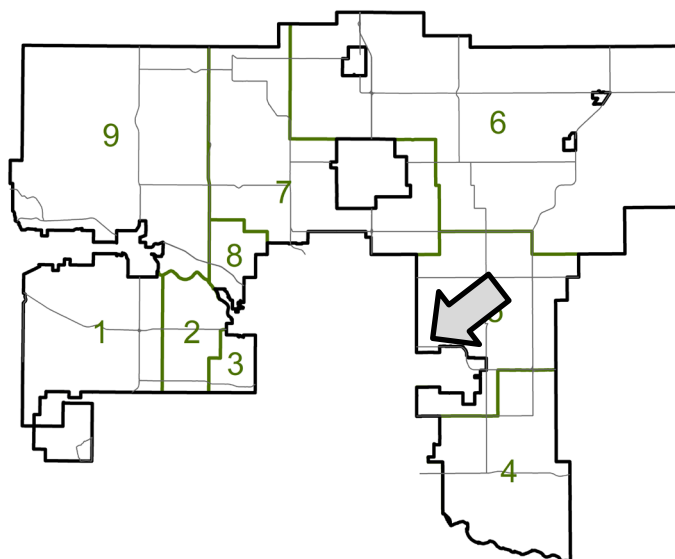
**LAND USE DESIGNATION:** Direct Control District 11 (DC-11) and under Land Use Bylaw C-4841-97.

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

### OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203084 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20203084 be refused as per the reasons noted.

### AIR PHOTO & DEVELOPMENT CONTEXT:





## DEVELOPMENT PERMIT REPORT

<b>Application Date:</b> October 5, 2020	<b>File:</b> 04319112
<b>Application:</b> PRDP20203084	<b>Applicant/Owner:</b> Allan Brausse/Condo Corp#9812469
<b>Legal Description:</b> Lot: Unit 105, Plan 0111629, within NE-19-24-28-W04M	<b>General Location:</b> Located approximately 0.81 km (1/2 mile) west of Garden Rd. and and 0.41 km (1/4 mile) south of Hwy. 1
<b>Land Use Designation:</b> Direct Control 11 District (DC-11) and under Land Use Bylaw C-4841-97.	<b>Gross Area:</b> ± 1.06 hectares (± 2.62 acres)
<b>File Manager:</b> Scott Thompson	<b>Division:</b> 5

### PROPOSAL:

This application is for the construction of an accessory building (shed for the pump house).

The proposed structure is compliant with the Direct Control District and requires no further variances to the minimum setbacks, maximum building area, and maximum height for an accessory building.

<b>Requirement</b>	<b>Required</b>	<b>Proposed</b>	<b>% Relaxation Required</b>
<i>Minimum Setbacks</i>	<i>3.0 m (9.84 ft.)</i>	<i>Well away from the north, east and south property lines ≥3.00 m (9.84 ft.) from the west property line</i>	<i>0.00%</i>
<i>Maximum building area</i>	<i>65.00 sq. m. (699.5 sq. ft.)</i>	<i>± 9.94 sq. m. (± 107 sq. ft.)</i>	<i>0.00%</i>
<i>Maximum Height</i>	<i>5.50 m (18.04 ft.)</i>	<i>± 3.35 m (±11 ft.)</i>	<i>0.00%</i>

### STATUTORY PLANS:

#### Rocky View County / City of Calgary Intermunicipal Development Plan

The subject land is located within the Rocky View County / City of Calgary Intermunicipal Development Plan. This application was circulated to the city of Calgary in accordance with IDP policy. The City has no comments for this application.

#### Conrich Area Structure Plan

In accordance with the Conrich Area Structure Plan, the Prince of Peace community intends to expand the long term care facility, increase residential capacity, and provide local commercial services to residents. The proposed accessory building consistent with the ASP's intent to provide local services to residents.



## **HISTORY:**

**September 1, 2020** Council approved Bylaw C-8039-2020 to allow *Accessory Buildings, Utilities, and Private Clubs and Organizations (Multi-Purpose Building)* on the common properties.

**July 25, 2000** Council approved Bylaw C-5250-2000 redesignating the subject lands within NE-19-24-28-W4M from Public Services District to Direct Control District.

## **INSPECTORS COMMENTS**

- Neat & Tidy
- No Concerns at time of inspection

## **CIRCULATIONS:**

### Building Services

### Development Compliance

- Development Compliance has no comments or concerns with the attached application.

### City of Calgary

- No comment received.

## **OPTIONS:**

Option #1 (this would allow the development to commence)

APPROVAL, subject to the following conditions:

### **Description**

1. That an accessory building (shed for the pump house) may be constructed on the parcel in accordance with the approved site plan and application and the minimum setbacks of Direct Control District 11.

### **Permanent**

2. That the exterior siding and roofing materials of the accessory building shall be similar to the existing dwelling, single-detached and/or area.
3. That the accessory building shall not be used for commercial or residential occupancy purposes at any time.
4. That the pump house shall be setback from the western, side property line by a minimum of 3.0 metres.
5. That there shall be no more than 1.00 m (3.28 ft.) of fill placed adjacent to or within 15.00 m (49.21 ft.) of the proposed accessory building under construction that is used to establish approved final grades unless a Development Permit has been issued for additional fill.

### **Advisory**

6. That during construction of the accessory 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.
7. That during construction of the accessory building, the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.



ROCKY VIEW COUNTY

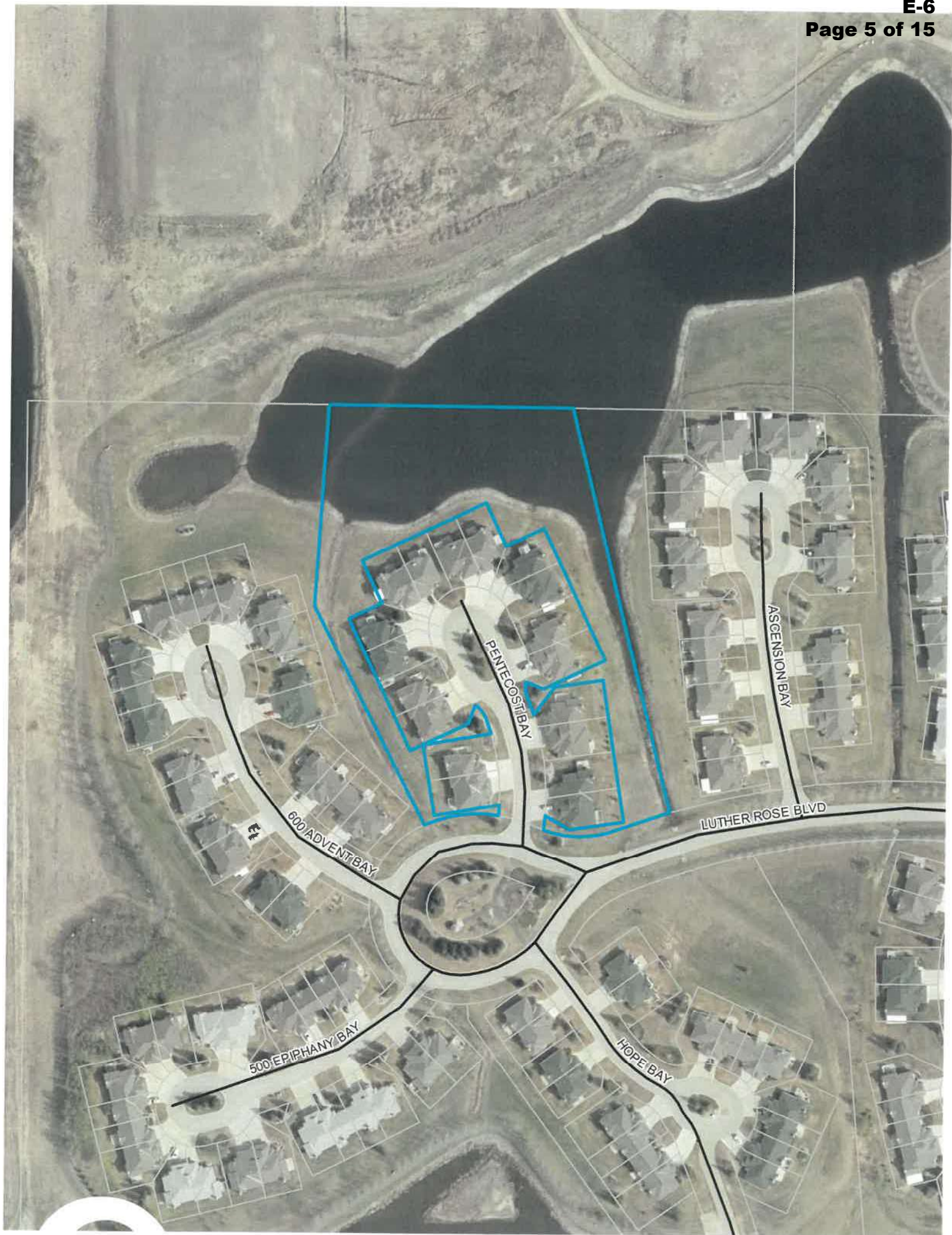
8. That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, prior to construction commencement, using the Accessory Building checklist.
9. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months 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 any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

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

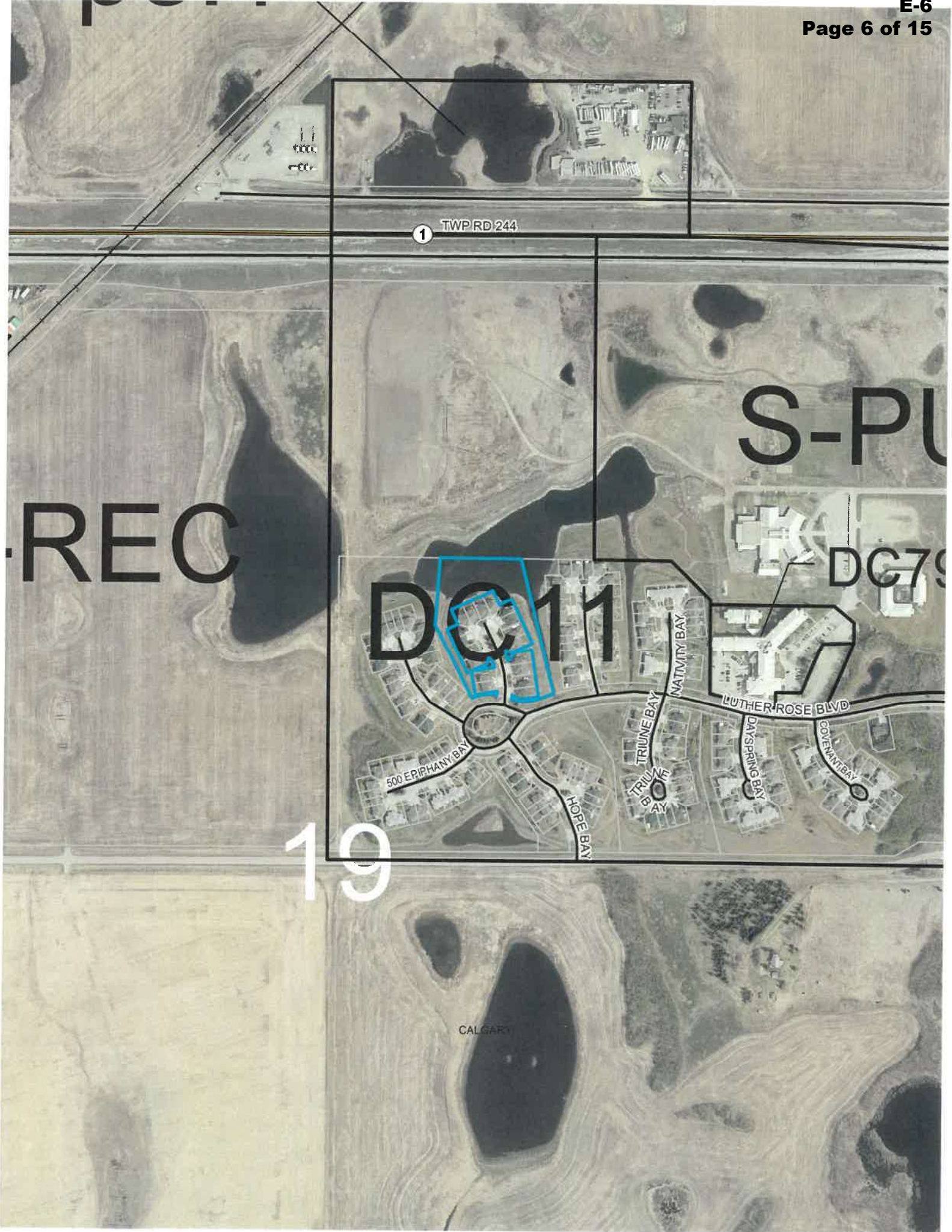
REFUSAL, for the following reasons:

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









REC

S-PU

DC11

DC79

19

CALGARY

1 TWPRD 244

500 EPIPHANY BAY

HEDGE BAY

TRIUNE BAY

NATIVITY BAY

LUTHER ROSE BLVD

DAYSPRING BAY

COVENANT BAY





**ROCKY VIEW COUNTY**  
Cultivating Communities

# DEVELOPMENT PERMIT APPLICATION FORM

FOR OFFICE USE ONLY	
APPLICATION NO.	20203084
RENEWAL TO	
ROLL NO.	043/9/12
DATE OF RECEIPT	Oct 5, 2020
FEES PAID	\$265.00

## APPLICANT/ OWNER

Applicant Name: Allan Brasseur

Business/ Organization Name (if applicable): Condo Corp # 9812469 40 Simco Management Calgary Inc

Landowner Name(s) per title (if not applicant): Condominium Corp # 9812469

Business/ Organization Name (if applicable): 40 Simco Management (Calgary) Inc

## LEGAL LAND DESCRIPTION - Subject site

All/ part of: NE ¼ Section: 16 Township: 24 Range: 28 West of: 4 Meridian Division:

All parts of Lot(s): Block: Registered Plan: Parcel Size (ac/ ha):

Municipal Address (if assigned): Existing Land Use District:

## APPLICATION FOR - List use and scope of work

Pump house for Village irrigation system

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, Allan Brasseur (Full name in Block Capitals), hereby certify (initial below):

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

☒ 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.

☒ That I provide consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.

**Right of Entry:** By signing this application I acknowledge that Rocky View County may enter, with reasonable notice, the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit Application in accordance with Section 542 of the Municipal Government Act.

Applicant's Signature Allan Brasseur

Landowner's Signature \_\_\_\_\_

Date Sept 30 / 2020

Date \_\_\_\_\_

**Privacy Notification:** All information provided by the Applicant/Owner associated with the development permit application will be treated as public information during the review and processing of the application. The information is collected in accordance with s.33(c) of the Freedom of Information and Protection of Privacy Act. If you have questions regarding the collection or use of this information, contact the Planning & Development Services at 403-240-1301.



ROCKY VIEW COUNTY  
Cultivating Communities

# ACCESSORY BUILDING(s) INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	
ROLL NO.	
DISTRICT	

DETAILS		USE TYPE
Building total floor area (footprint)	107 (m <sup>2</sup> / ft. <sup>2</sup> )	<input type="checkbox"/> * Residential <input type="checkbox"/> Agricultural <input type="checkbox"/> Related to <i>Home-Based Business, Type II</i> (attach related <i>Information Sheet</i> ) <input type="checkbox"/> Commercial/ Industrial/ Business district <input type="checkbox"/> Other (specify):
Height of building	10' 9" (m / ft.)	
Total area of all accessory buildings (For Residential/ Agricultural parcels)	(m <sup>2</sup> / ft. <sup>2</sup> )	
Number of accessory buildings on site		
BUILDING DESCRIPTION		BUILDING TYPE
Building material(s): <u>Wood Frame</u>		<input type="checkbox"/> Storage Shed <input type="checkbox"/> <del>Storage Building</del> (largescale) <u>Barn</u> <input type="checkbox"/> Detached Garage <input type="checkbox"/> Studio/ Workshop <input type="checkbox"/> Play Structure (covered) <input type="checkbox"/> Gazebo <input type="checkbox"/> ** Shipping Container (Seacan) <input type="checkbox"/> Greenhouse/ Nursery <input type="checkbox"/> Horse Shelter/ Stable <input type="checkbox"/> Tent (covered) <input type="checkbox"/> Other (specify):
Exterior colour(s): <u>Beige</u>		
Date of building permit(s), if available:		
Age of building(s), if permits not issued/ available:		
VARIANCE(s) REQUESTED (If applicable)		
Describe relaxations requested:		
Describe reasons for relaxations (location, storage needs, etc.):		
<p>* Section 173, LUB C-2020-8000: 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.</p> <p>** Section 174, LUB C-2020-8000: Where the Accessory Building is a Shipping Container it:</p> <p>a) Shall not be attached, in any way, to a principal building;</p> <p>b) Shall not be stacked in any Non-Industrial District; and</p> <p>c) Shall be visually screened from public roads and adjacent properties in a manner which satisfies the Development Authority.</p>		

Applicant's Signature Allan Brasseur  
President-Condo Corp  
#9812469

Date Sept 30, 2020





# CONDOMINIUM ADDITIONAL PLAN SHEET CERTIFICATE

SHORT LEGAL 9812469;CS

( PURSUANT TO THE CONDOMINIUM PROPERTY REGULATION )

SHEET NUMBER : 02.

NUMBER OF UNITS : 192

DATED 08/09/1998

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 9812469

ADDRESS: C/O SIMCO MANAGEMENT (CALGARY) INC.

#2, 11410-27TH STREET SE

CALGARY

ALBERTA T2Z3R6

(DATA UPDATED BY: CHANGE OF ADDRESS 071449453)

(DATA UPDATED BY: CHANGE OF ADDRESS 081037612)

(DATA UPDATED BY: CHANGE OF ADDRESS 111016853)

(DATA UPDATED BY: CHANGE OF NAME 121094161)

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THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE  
CONDOMINIUM PLAN AND ANY REDIVISION THEREOF.

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
001 151 348	06/06/2000	INSTRUMENT UNIT 40 REDIVIDED INTO UNITS 41 THROUGH 63 INCLUSIVE BY 001 150 638 ON PLAN 0011410 ON JUNE 6, 2000
001 365 137	20/12/2000	INSTRUMENT UNIT 63 REDIVIDED INTO UNITS 64 THROUGH 86 INCLUSIVE BY 001 365 123 ON PLAN 0013287 ON DEC 20, 2000
011 164 499	13/06/2001	INSTRUMENT UNIT 86 PLAN 0013287 REDIVIDED INTO UNITS 87-107 INCLUSIVE PLAN 0111629 JUNE 13, 2001 BY 011164481
011 372 746	12/12/2001	INSTRUMENT PLAN 0111629 UNIT 107 REDIVIDED INTO PLAN 0113520 UNITS 108-155 INCLUSIVE ON DECEMBER 12, 2001 BY 011372706
031 009 306	09/01/2003	INSTRUMENT REDIVISION OF UNIT 155 PLAN 0113520 SEE PLAN 0310076 UNITS 156 TO 197
121 244 627	19/09/2012	CHANGE OF BY-LAWS

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121 244 627 19/09/2012 CHANGE OF BY-LAWS

( CONTINUED )

PAGE 2

# 9812469CS02.

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 9812469  
ADDRESS: C/O SIMCO MANAGEMENT (CALGARY) INC.  
#2, 11410-27TH STREET SE  
CALGARY  
ALBERTA T2Z3R6

(DATA UPDATED BY: CHANGE OF ADDRESS 071449453)  
(DATA UPDATED BY: CHANGE OF ADDRESS 081037612)  
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THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE  
CONDOMINIUM PLAN AND ANY REDIVISION THEREOF.

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
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191 223 546 04/11/2019 CHANGE OF DIRECTORS

201 029 181 11/02/2020 CHANGE OF BY-LAWS

TOTAL INSTRUMENTS: 008

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CONDOMINIUM  
ADDITIONAL PLAN SHEET REPRESENTED HEREIN THIS  
29 DAY OF SEPTEMBER, 2020 AT 04:39 P.M.

ORDER NUMBER: 40214554

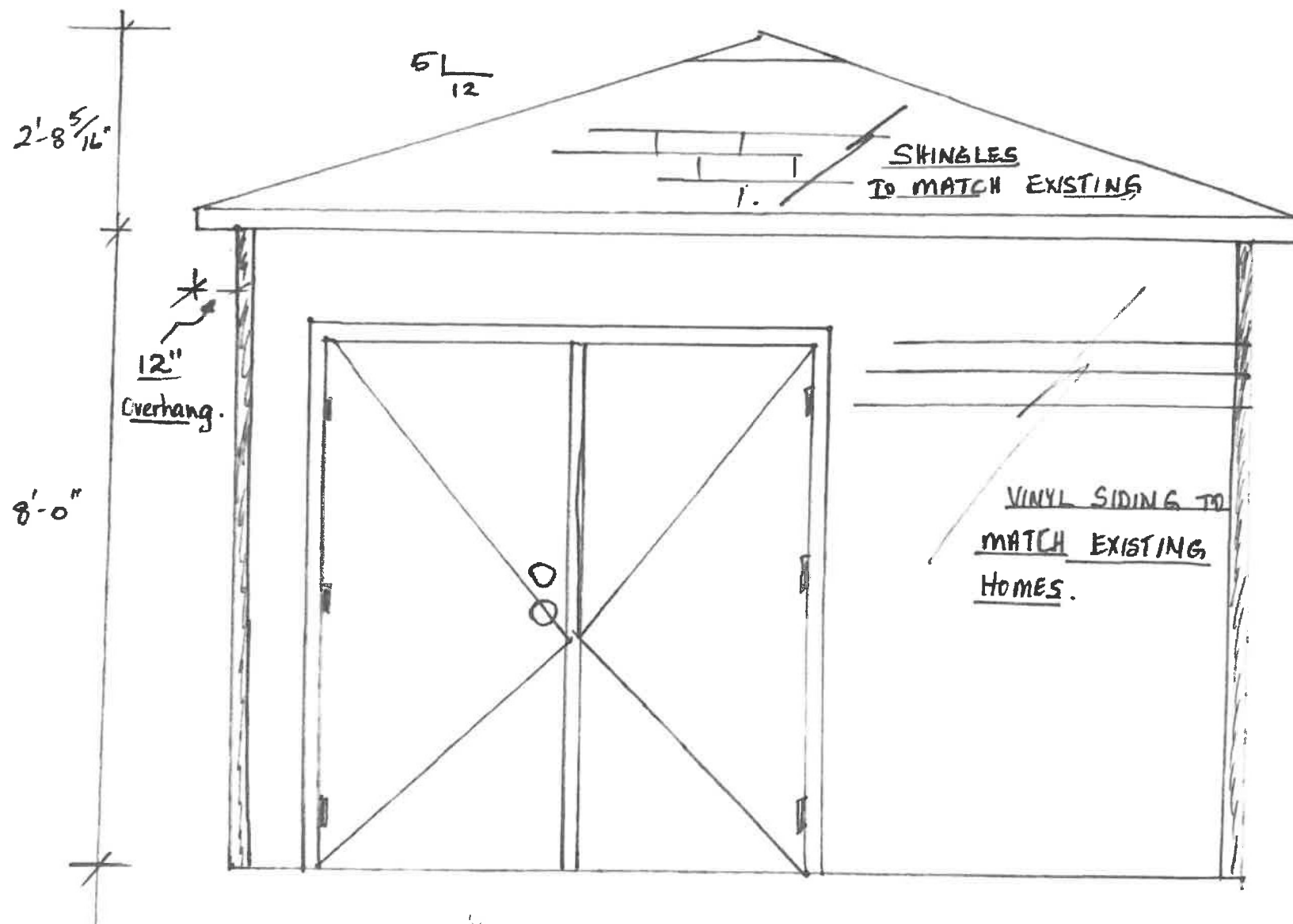
CUSTOMER FILE NUMBER: 445035-1/KLM



\*END OF CERTIFICATE\*

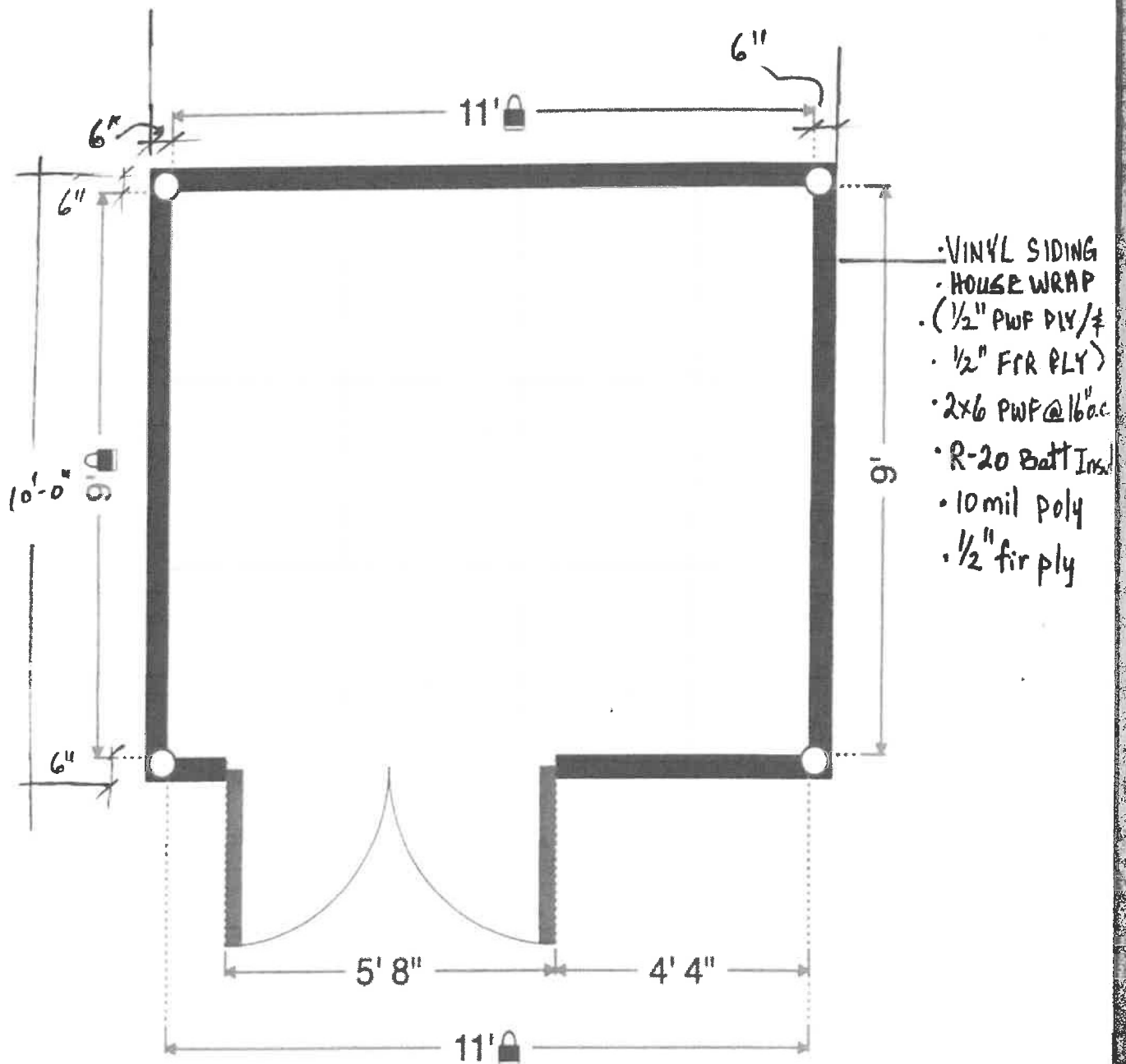
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THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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).



NORTH ELEVATION  
PRINCE OF PEACE - PUMP HOUSE

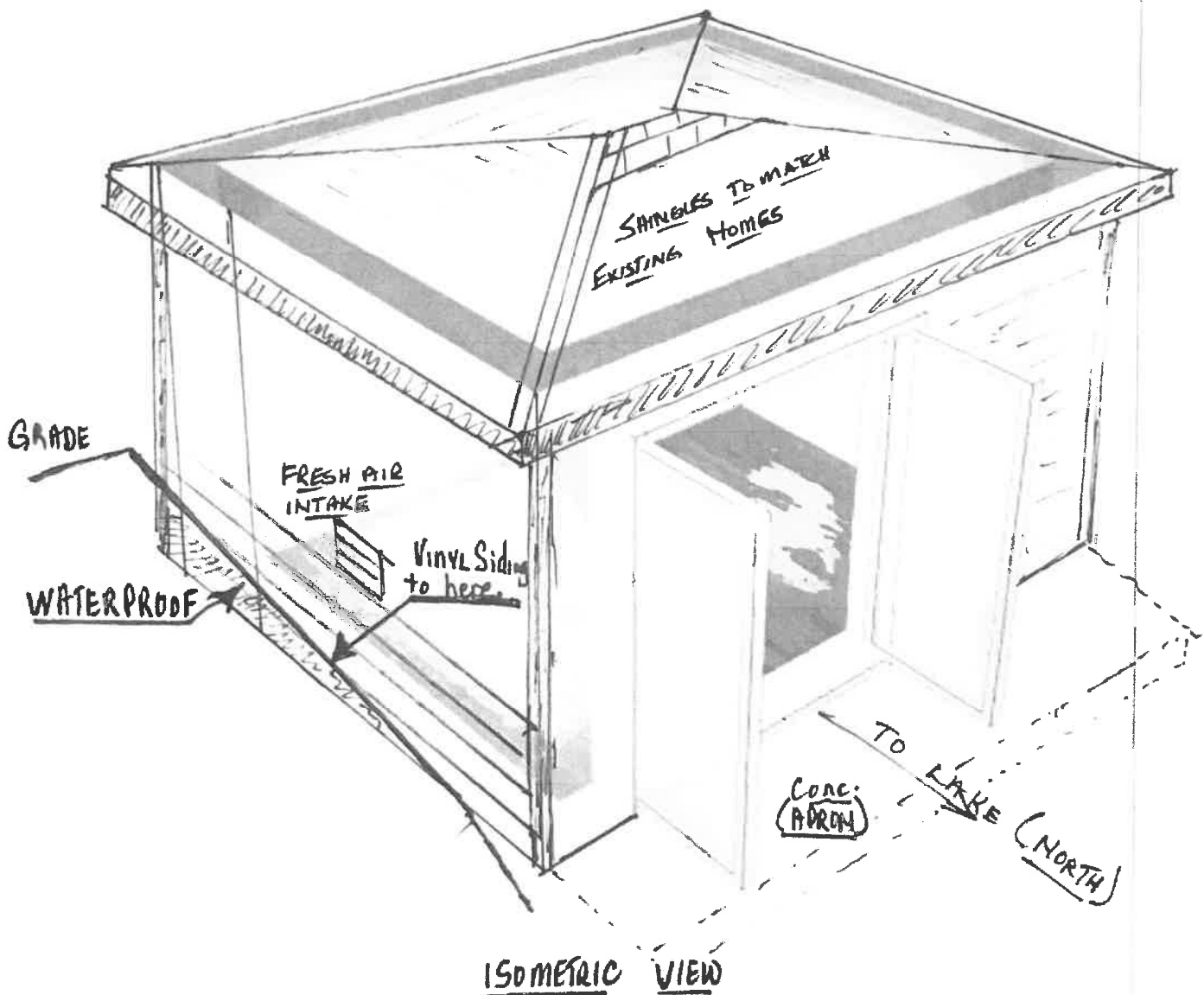




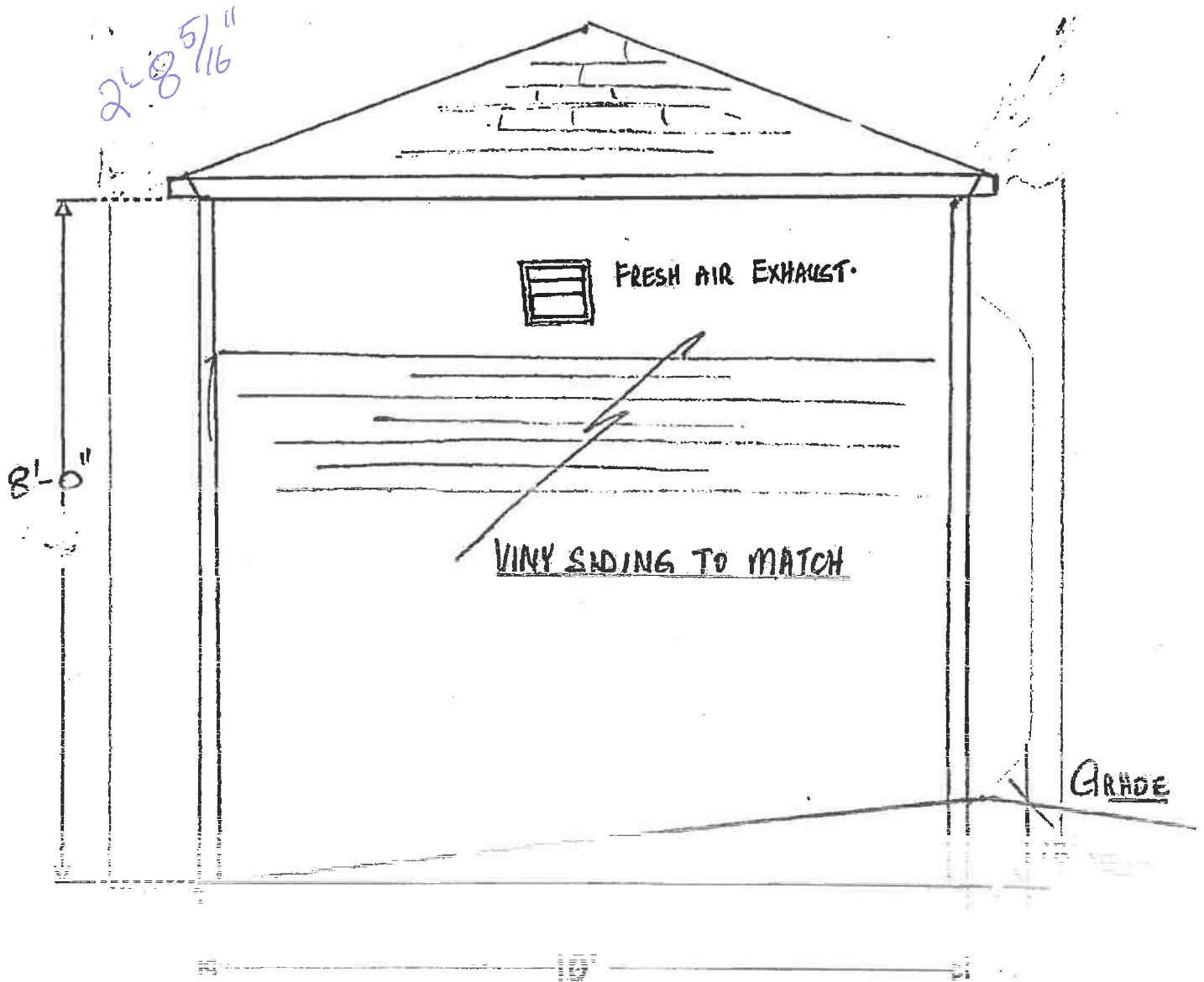
PLAN VIEW



PRINCE OF PEACE - PUMP HOUSE



PRINCE OF PEACE - PUMP HOUSE







Regards,

**JOHNSON KWAN**, RPP, MCIP , PMP, LEED GREEN ASSOCIATE  
Senior Planner | Planning and Development Services

**Rocky View County**

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

Phone: 403-520-3973

[Jkwan@rockyview.ca](mailto:Jkwan@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

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