

## PLANNING AND DEVELOPMENT SERVICES

**TO:** Municipal Planning Commission  
**DATE:** January 13, 2021  
**FILE:** 03214005  
**SUBJECT:** Accessory Building / Discretionary use, with Variances

**DIVISION:** 4  
**APPLICATION:** PRDP20203515

**APPLICATION:** The proposal is for construction of an accessory building, oversize shop.

**GENERAL LOCATION:** Located on the northeast junction of Rge. Rd. 272 and Twp. Rd. 232

**LAND USE DESIGNATION:** Agriculture, General District (A-GEN) under Land Use Bylaw C-8000-2020.

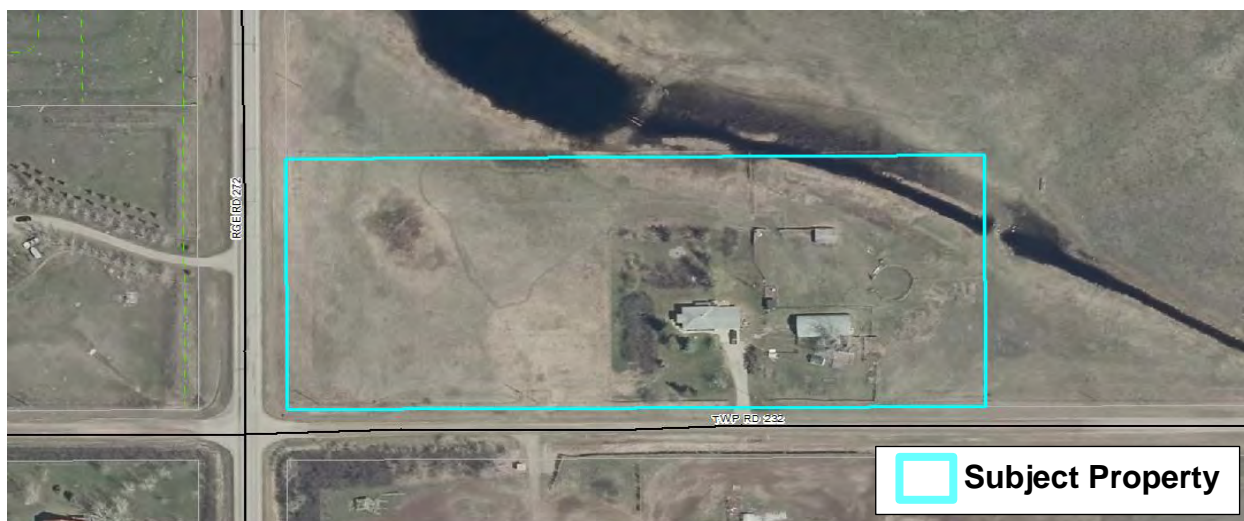
**EXECUTIVE SUMMARY:** This application for an oversized shop was submitted due to the Applicant requiring a new space for the storage of personal / recreational equipment on their parcel due to the aging of their existing accessory structure on site. The building is 267.60 m<sup>2</sup> (2,880.0 ft<sup>2</sup>) in area and complies with the district regulations.

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

### OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203515 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203515 be refused for the following reasons:
1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Camilo Figueroa-Conde, Planning and Development Services

**VARIANCE SUMMARY:**

Variance	Requirement	Proposed	Percentage (%)
Maximum Permitted Building area	190.00 m <sup>2</sup> (2,045.14 ft <sup>2</sup> )	267.60 m <sup>2</sup> (2,880.00 ft <sup>2</sup> )	40.82%

**APPLICATION EVALUATION:**

The application was evaluated based on the site plan submitted with the application and the Land Use Bylaw C-8000-2020.

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>Land Use Bylaw C-8000-2020, R-RUR district uses apply as per Section 309(b)</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>None at this given time</li> </ul>
<b>PERMITTED USE:</b> <ul style="list-style-type: none"> <li>Accessory Building <math>\leq</math> 190.00 m<sup>2</sup> (2045.14 ft<sup>2</sup>)</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>Municipal Planning Commission (MPC)</li> </ul>

Additional Review Considerations

The application was reviewed based on the following items:

*309 A-GEN Exceptions:*

*b) On parcels less than 4.0 ha (9.88 ac), the uses within the R-RUR District shall apply*

*318 R-RUR discretionary Uses:*

*Accessory Building > 190.00 m<sup>2</sup> (2045.14 ft<sup>2</sup>)*

**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

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Executive Director  
Community Development Services

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Chief Administrative Officer

CC/ltt

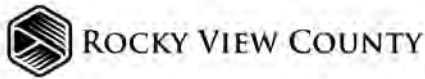


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**ATTACHMENTS:**

ATTACHMENT 'A': Development Permit Conditions

ATTACHMENT 'B': Maps and Other Information

**ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS****Option #1**

Approval, subject to the following conditions:

**Description:**

1. That the accessory building (oversize storage shop), may be constructed on the subject land in general accordance with the approved Site Plan and submitted application.
  - i. That the maximum building area **shall be relaxed from  $\leq 190.00 \text{ m}^2$  (2, 045.14 ft<sup>2</sup>) to  $267.60 \text{ m}^2$  (2,880.0 ft<sup>2</sup>) in area.**

**Prior to issuance:**

2. That prior to issuance 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 this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

**Permanent:**

3. That the accessory building shall not be used for residential occupancy or commercial purposes at any time unless otherwise approved by a Development Permit.
4. That the exterior siding and roofing materials of the Accessory Building shall be similar/ cohesive to the existing dwelling, single-detached and/or area.
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.
6. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.

**Advisory:**

7. 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.
8. That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, prior to any construction taking place.
9. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
10. That the development subject to this permit must commence within twelve (12) months of the issue date of the development permit and be completed within twenty-four (24)

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months, the permit is deemed null and void at the end of the twenty-four (24) months unless an extension to this permit is applied for and obtained.

**ATTACHMENT 'B': MAPS AND OTHER INFORMATION**

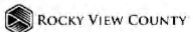
<b>APPLICANT:</b> Xian Ling Nong	<b>OWNER:</b> Xian Ling Nong
<b>DATE APPLICATION RECEIVED:</b> November 2, 2020	<b>DATE DEEMED COMPLETE:</b> November 2, 2020
<b>GROSS AREA:</b> ± 2.47 hectares (± 6.11 acres)	<b>LEGAL DESCRIPTION:</b> SW-14-23-27-W04M
<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board	
<b>HISTORY:</b> Planning Applications <ul style="list-style-type: none"> <li>• There is no Planning Application history with this parcel.</li> </ul> Development Permits <ul style="list-style-type: none"> <li>• There are no previous Development Permit applications for this parcel</li> </ul> Building Permits <ul style="list-style-type: none"> <li>• There is no previous Building Permit applications for this parcel</li> </ul>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> 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.	



## Development Proposal

Construction of an accessory building, oversized shop

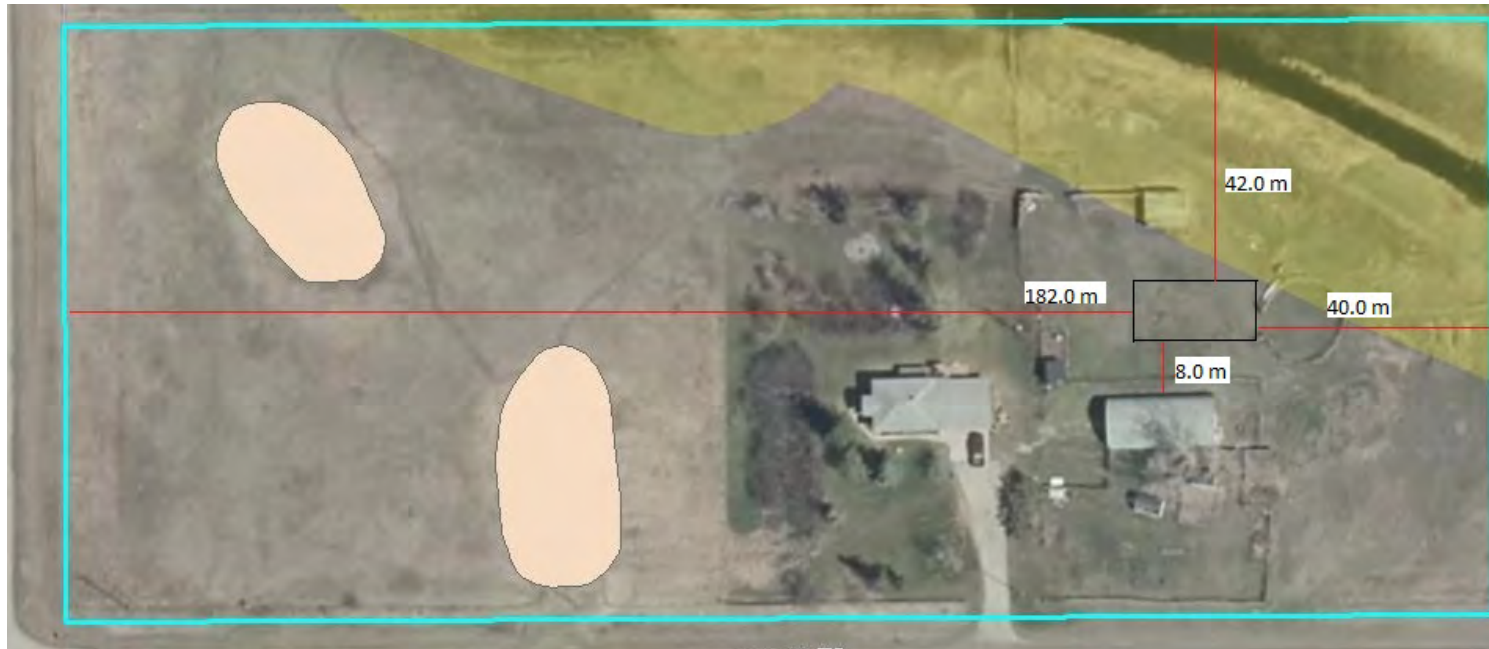
Division: 4  
Roll: 03214005  
File: PRDP20203515  
Printed: December 10, 2020  
Legal: A Portion of SW-14-  
23-27-W04M



## Site Plan

### Development Proposal

Construction of an  
accessory building,  
oversized shop



Division: 4  
Roll: 03214005  
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**Inspection Photos**  
**November, 2020**

























