

## PLANNING AND DEVELOPMENT SERVICES

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**TO:** Municipal Planning Commission  
Development Authority **DIVISION:** 6

**DATE:** January 27, 2021 **APPLICATION:** PRDP20203794

**FILE:** 08625003

**SUBJECT:** Accessory Building / Discretionary use, with Variances

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**APPLICATION:** Application is for construction of an accessory building (oversize shop), relaxation to the maximum building area.

**GENERAL LOCATION:** Located approximately 0.81 km (1/2 mile) east of Rge. Rd. 21 and 0.81 km (1/2 mile) west of Rge. Rd. 20

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

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

**EXECUTIVE SUMMARY:** The Applicant is proposing to construct a new accessory building approximately 418.06 sq. m (4,500.00 sq. ft.) in area, for use as a shop for a Home-Based Business, Type II (applied for separately). There are currently 4 accessory buildings on the parcel. The Applicant is proposing to remove one of those existing accessory buildings and the total area for all accessory buildings will be approximately 1,309.10 sq. m (14,091.00 sq. ft.).

### OPTIONS:

Option #1: THAT Development Permit Application PRDP 20203794 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20203794 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.

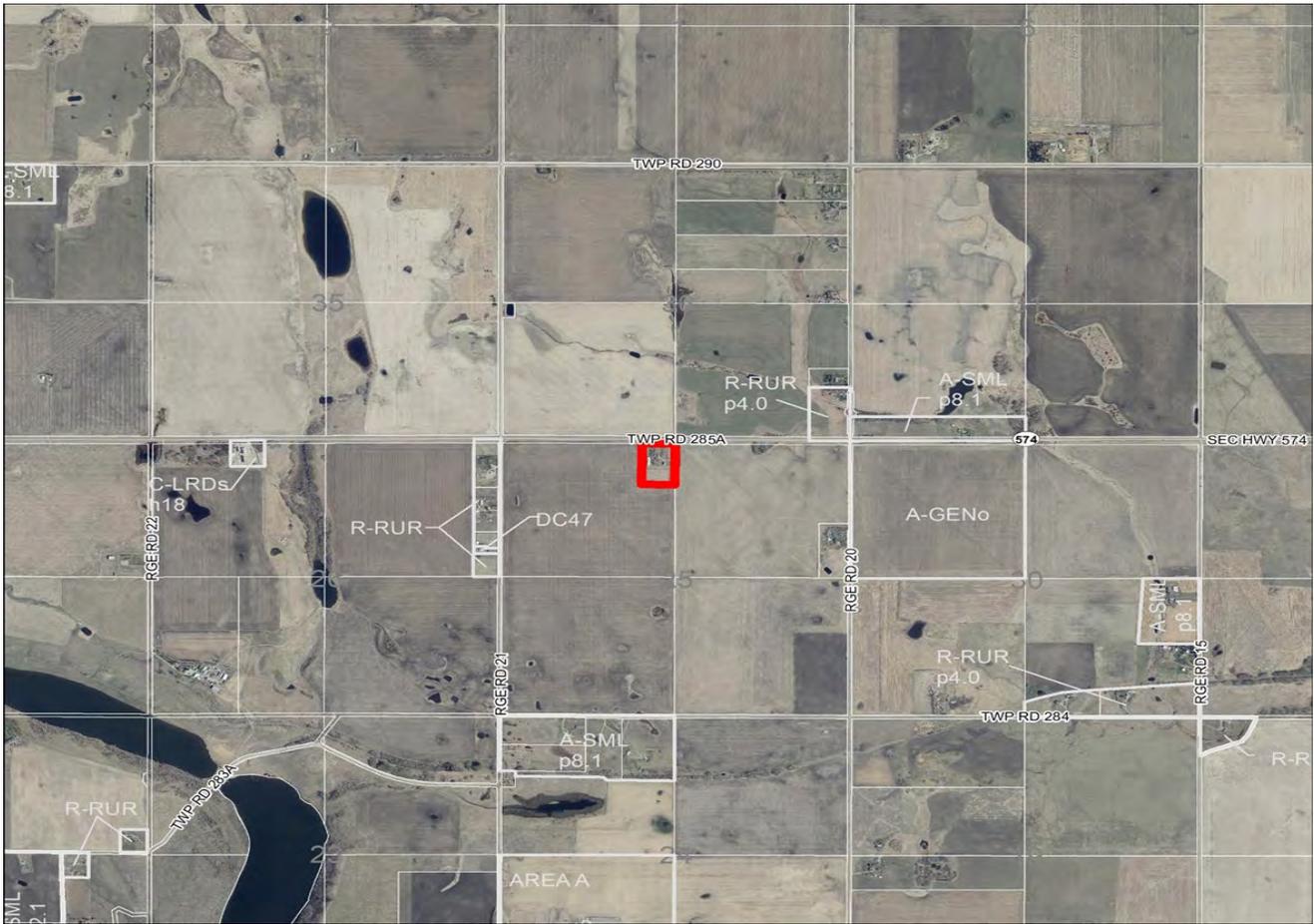
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### Administration Resources

Wayne Van Dijk, Planning and Development



**AIR PHOTO & DEVELOPMENT CONTEXT:**



**VARIANCE SUMMARY:**

Variance	Requirement	Proposed	Percentage
Maximum Building Size	190.00 sq. m (2,045.14 sq. ft.)	418.06 sq. m (4,500.00 sq. ft.)	120.03 %

**APPLICATION EVALUATION:**

The application was evaluated based on the information submitted with the application and the applicable policies and regulations.

<p><b>APPLICABLE POLICY AND REGULATIONS:</b></p> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i></li> <li>• Land Use Bylaw C-8000-2020</li> </ul>	<p><b>TECHNICAL REPORTS SUBMITTED:</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>
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<p><b>DISCRETIONARY USE:</b></p> <ul style="list-style-type: none"> <li>• Accessory Building &gt;190 sq. m (2,045.14 sq. ft.)</li> </ul>	<p><b>DEVELOPMENT VARIANCE AUTHORITY:</b></p> <ul style="list-style-type: none"> <li>• Municipal Planning Commission</li> </ul>
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Additional Review Considerations

No additional considerations.

**CONCLUSION:**

Subject to the proposed Development Permit conditions, 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

WV/sl

**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 construction of the accessory building (shop), approximately **418.06 sq. m. (4,500.00 sq. ft.)** in area, may commence on the subject land in general accordance with the drawings submitted with application.
  - i. That the maximum building area for the accessory building (shop) is relaxed from **190.00 sq. m (2,045.14 sq. ft.) to 418.06 sq. m (4,500.00 sq. ft.)**.

**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 residential occupancy or commercial purposes at any time unless approved by a Development Permit.
4. 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.
5. That 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, in accordance with the Road Use Agreement Bylaw C-8065-2020.
6. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application, or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.

**Advisory:**

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 during construction of the accessory building, the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
9. That a Building Permit/Farm Building Exemption, for the accessory building shall be obtained through Building Services, prior to any construction taking place.
10. 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.
11. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



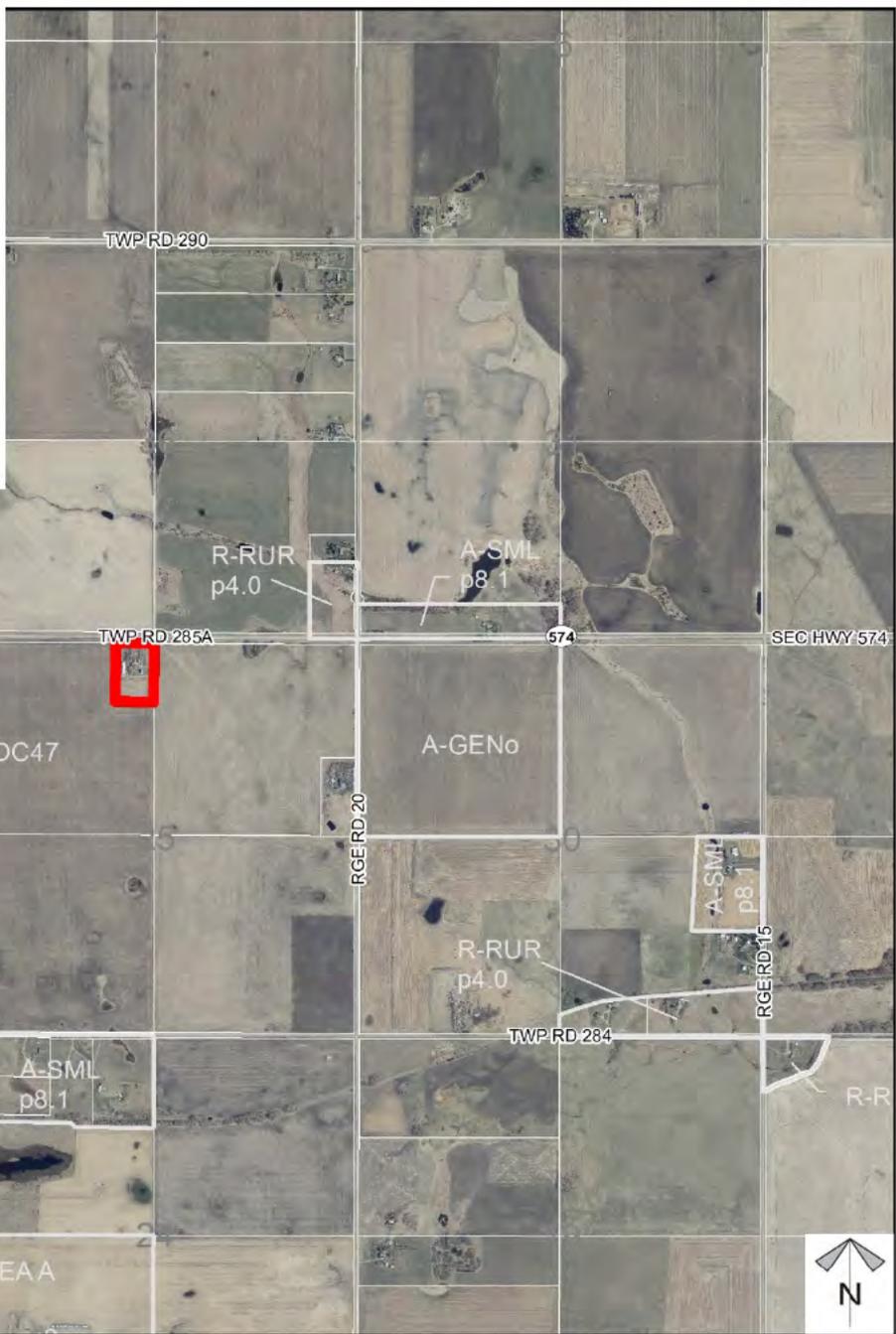
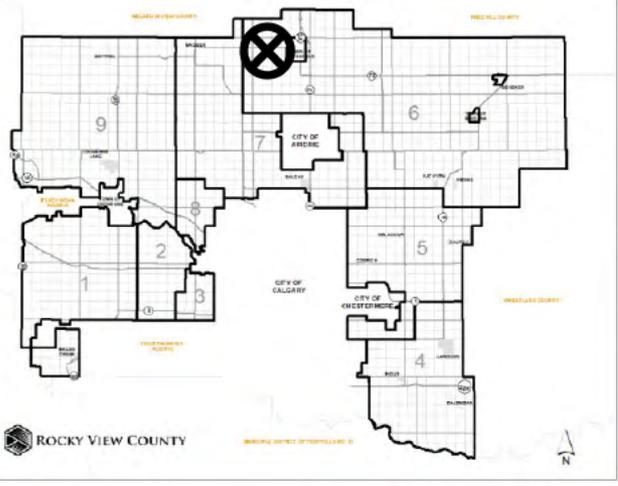
**ATTACHMENT 'B': MAPS AND OTHER INFORMATION**

<p><b>APPLICANT:</b> Goodgrain Woodwork Ltd. (Eric Milton)</p>	<p><b>OWNER:</b> The Paradigm Corporation</p>
<p><b>DATE APPLICATION RECEIVED:</b> November 24, 2020</p>	<p><b>DATE DEEMED COMPLETE:</b> November 27, 2020</p>
<p><b>GROSS AREA:</b> ± 3.71 hectares (± 9.17 acres)</p>	<p><b>LEGAL DESCRIPTION:</b> Lot 1, Plan 9911327, NW-25-28-02-W05M (20135 Twp. Rd. 285)</p>
<p><b>APPEAL BOARD:</b> Subdivision, Development Appeal Board</p>	
<p><b>HISTORY:</b></p> <ul style="list-style-type: none"> <li>• PRDP20203792: application for Home-Based Business, Type II, associated with this application</li> </ul>	
<p><b>PUBLIC &amp; AGENCY SUBMISSIONS:</b></p> <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 with variance to maximum building size



Division: 6  
Roll: 08625003  
File: PRDP20203794  
Printed: January 8, 2021  
Legal: Lot:1, Plan:9911327;  
within NW-25-28-02-W05M

## Cover Letter

### Development Proposal

Accessory Building with  
variance to maximum  
building size



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To whom it may concern,

Please find attached the completed Development Permit package and Home-Based Business (Type II) package for 20135 Twp Rd 285 (NW 25-28-2-W5M, Plan 9911327 Lot 1). After careful consideration of this property it is our proposed intention to move our millwork business from Crossfield to this property.

GoodGrain WoodWork Ltd. (GGWW) has two employees and is generally a Monday to Friday 730am to 400pm millwork shop. Approximately 50% of our work time is spent onsite in Calgary and the surrounding area and in general all pick-ups and deliveries are completed by our own staff so traffic in and out of the business is minimal. Almost all meetings with clients are done onsite and most years we have no more than three shop visits from outside contacts. We do not believe this development would significantly impact the traffic on the surrounding road ways.

We would require two parking spots for employees (noted on the site map) and we own a truck and two cargo trailers which would be kept in the existing Zipperloc when not in use. This Zipperloc also enables us to keep any additional storage inside to ensure we aren't causing unsightly views for our neighbours.

In order to complete this move we would require the development of a new 4,500 square foot building directly south of the existing Zipperloc structure on the west side of the property. We believe this to be the most logical place for this new building as from the road there would be limited sightlines but, there is an existing secondary approach (see photos and site map) which could be used solely for business operations without affecting the flow of traffic.

Based on meetings with Fortis and our construction contractors we believe there would be minimal grading, or disruption of existing shelterbelts and foliage as well as the surrounding farmland required for this building. After discussions with the group who farms the land directly west of this property it is believed there would be no feasible disruption to any of their operations during construction or moving forward to operations.



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Cover Letter

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As per the building drawings you'll see a water catchment system on the East and West sides of the building which would be used to water the surrounding vegetation in a more even cycle. This catchment system will enable us to ensure there is no large amount of runoff from storm water which could impact the surrounding farmland while ensuring the water stays on the property and eventually replenishes the aquifers below.

There are currently four existing accessory buildings on this property, the Zipperloc on the West side, a quonset in the North East corner, a quonset on the South East corner and a central barn. In total these existing accessory buildings have a square footage of 12,809 and to our knowledge were grandfathered on to this property when this 9+ acre parcel was broken out of the surrounding quarter. While we are requesting a variance to the 10,000 square foot limit for accessory buildings for this new 4,500 square foot building, we are also requesting a Demolition Permit for the existing South East quonset as it is unlikely to be salvageable for any purpose. This would mean the total square footage for accessory buildings on the property would be 14,091. We believe this new building and removal of the old quonset will increase the 'curb appeal' and desirability of the property while still having only moderate sight lines due to the number of trees on the property. With the additional indoor storage of the existing Zipperloc, when compared to other properties in the immediate area, we believe this new development will be a benefit to the landscape.

GoodGrain WoodWork Ltd. has existing relationships with many of the surrounding neighbours and agricultural operations and we anticipate furthering that relationship by being the type of neighbours who contribute to their community, are known for keeping a well kept and organized property and for lending a hand when needed.

We invite any questions or concerns to the undersigned.

Eric Milton



# Site Photos

## Development Proposal

Accessory Building with variance to maximum building size

Looking north from the south west corner of property.



Looking south from north end of business entrance.



Looking north west from the south east corner of the property.



Looking north west from the middle of the east side of the property.



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.



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### Site Photos

#### Development Proposal

Accessory Building with variance to maximum building size

Looking east from the south west corner of property.



Looking north from the middle of the south end of the property.



*Note: First two digits of the Plan Number indicate the year of subdivision registration.*

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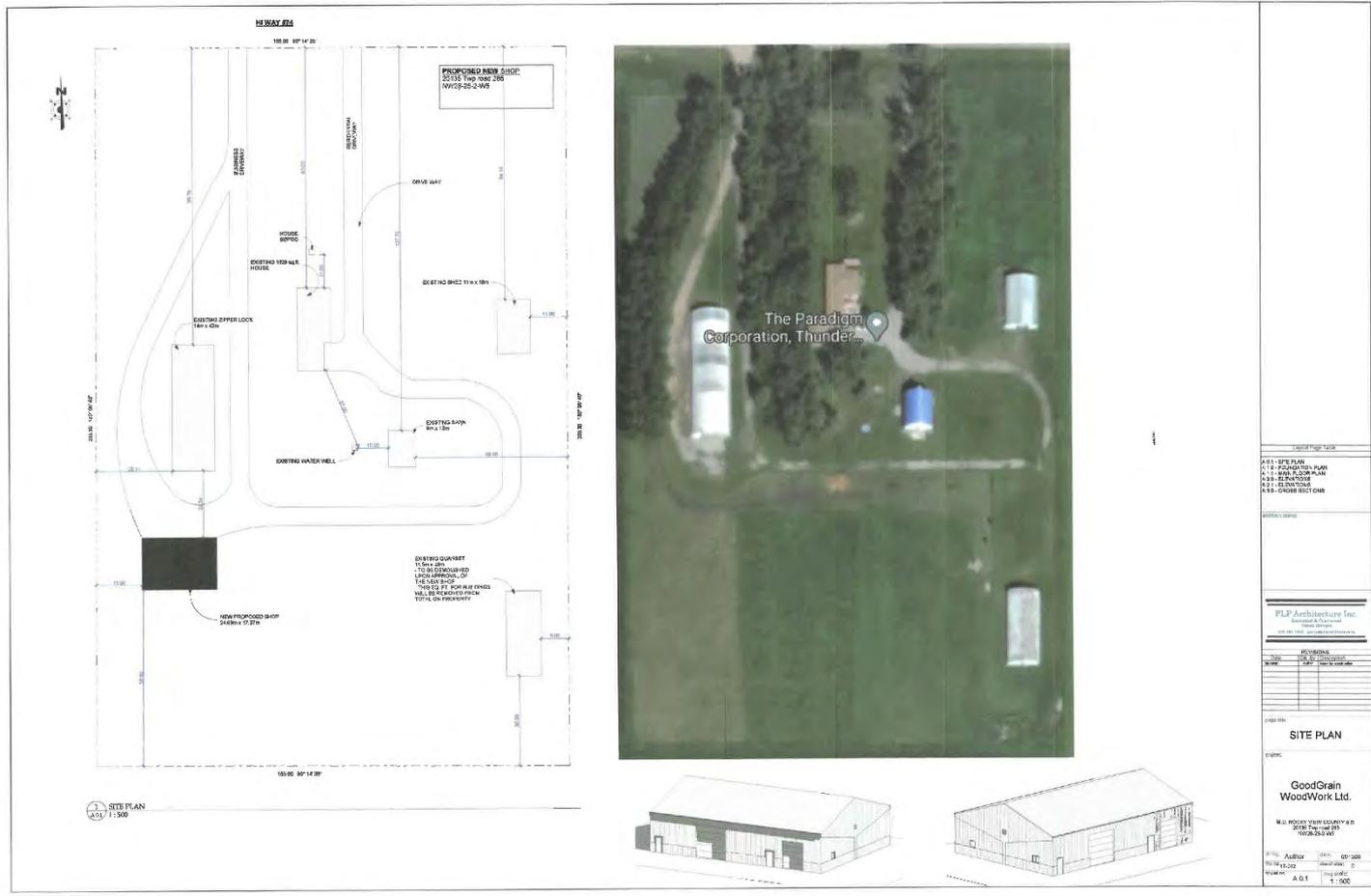


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**Site Plan**

**Development Proposal**

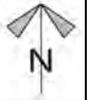
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Legend Page 1 of 2		
A-01 - SITE PLAN		
A-02 - FOUNDATION PLAN		
A-03 - FLOOR PLAN		
A-04 - SECTION		
A-05 - EXTERIOR SECTION		
REVISIONS:		
NO.	DATE	DESCRIPTION
P.L.P. Architecture Inc. 1000 10th Street NW Calgary, Alberta T2P 1K1 TEL: (403) 243-1111 FAX: (403) 243-1112 WWW: WWW.PLPARCHITECTURE.COM		
PROJECT: NO. 9911327 NAME: Good Grain WoodWork Ltd.		
SHEET NO.: SHEET TOTAL: DATE: 01-20-2021 DRAWN BY: A.O.T. CHECKED BY: A.O.T.		
SITE PLAN Good Grain WoodWork Ltd. 1000 10th Street NW Calgary, Alberta T2P 1K1		
Author	01-20-2021	
Drawn	01-20-2021	
Checked	01-20-2021	
Scale	1:500	

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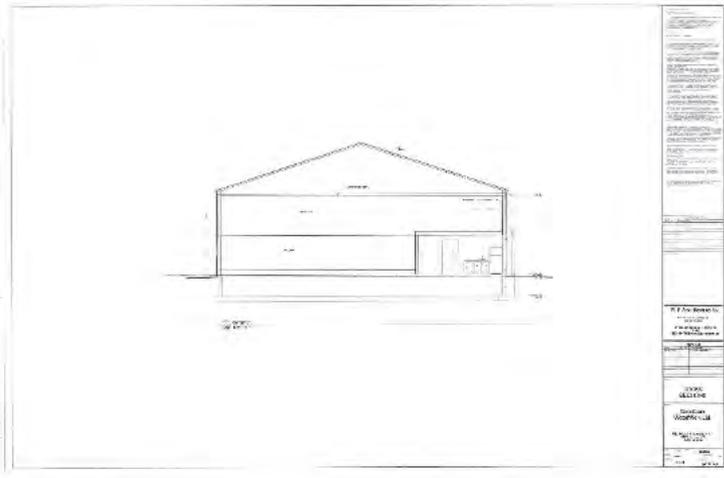
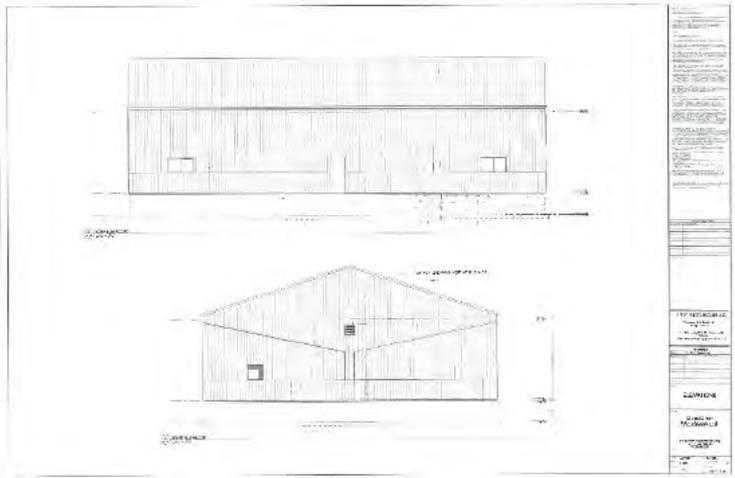
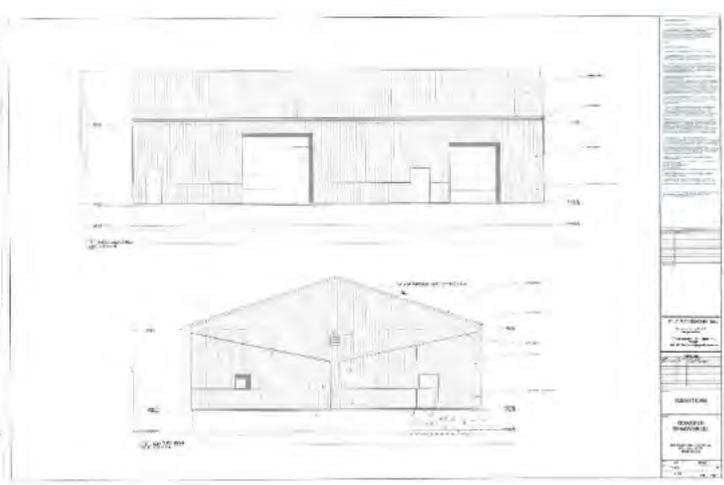
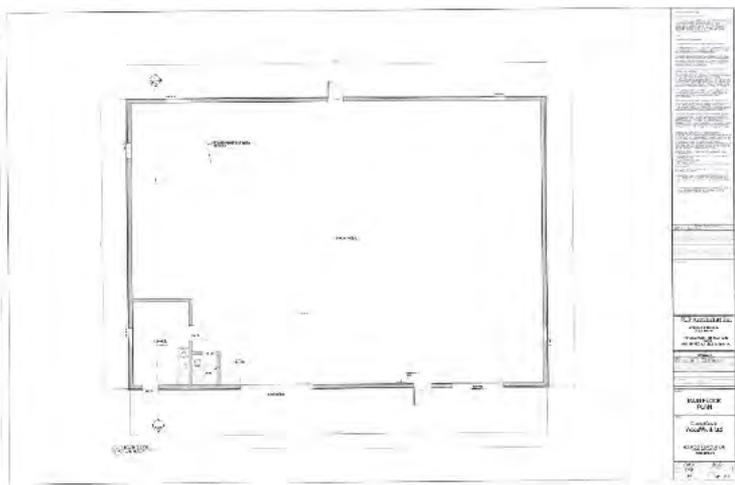


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**Building Drawings**

**Development Proposal**

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