

PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 9
DATE:	January 27, 2021	APPLICATION: PRDP20203880
FILE:	06822041	
SUBJECT:	Accessory Building / Permitted use, with Variances	

APPLICATION: Application is for an accessory building (existing shed), relaxation of the minimum side yard setback requirement.

GENERAL LOCATION: Located approximately 0.20 km (1/8 mile) south of Cochrane Lake Road and on the west side of Hwy 22.

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.

EXECUTIVE SUMMARY: The accessory building is approximately 9.05 sq. m (97.44 sq. ft.) [3.68 m x 2.46 m (12.07 ft. x 8.07 ft.)] in area and is located approximately 2.09 m (6.86 ft.) from the adjacent property boundary. This application is the result of a Real Property Report request and requires a variance.

OPTIONS:

Option #1: THAT Development Permit Application PRDP20203880 be approved with the conditions noted in Attachment 'A'.

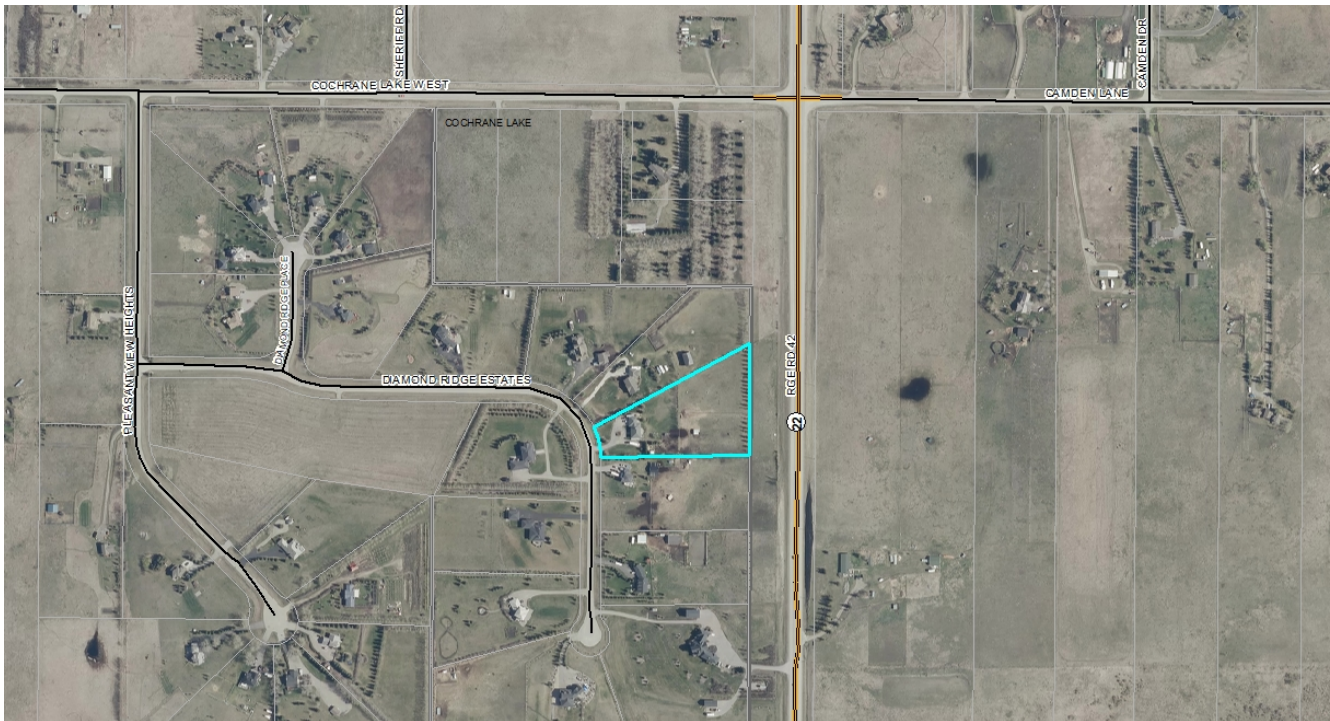
Option #2: THAT Development Permit Application PRDP20203880 be refused for the following reasons:

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.

Administration Resources

Wayne Van Dijk, Planning and Development

AIR PHOTO & DEVELOPMENT CONTEXT:



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
Side yard setback requirement	3.00 m (9.84 ft.)	2.09 m (6.86 ft.)	30.30%

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"> Municipal Government Act Land Use Bylaw C-8000-2020 Cochrane North Area Structure Plan 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> No reports submitted
PERMITTED USE: <ul style="list-style-type: none"> Accessory Building <190 sq. m (2, 045.14 sq. ft.) is listed as a permitted use. 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> Municipal Planning Commission

Additional Review Considerations

The accessory building is well-screened and no issues have been reported from adjacent landowners.



CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

WV/sl

ATTACHMENTS

ATTACHMENT ‘A’: Development Permit Conditions

ATTACHMENT ‘B’: Maps and Other Information



ROCKY VIEW COUNTY

ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

Option #1:

Approval subject to the following conditions:

Description:

1. That the accessory building (existing shed) may remain on the subject parcel, in general accordance with the drawings prepared by Genesis Geomatics and submitted with the application.
 - i. That the minimum side yard setback requirement shall be relaxed from **3.00 m (9.84 ft.) to 2.09 m (6.86 ft.)**.

Permanent:

2. That any over government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Horizon Land Surveys (Lei Wang)	OWNER: Garret & Jacqueline Brink
DATE APPLICATION RECEIVED: November 27, 2020	DATE DEEMED COMPLETE: December 2, 2020
GROSS AREA: ± 1.60 hectares (± 3.95 acres)	LEGAL DESCRIPTION: Lot 22, Block 1, Plan 9710590, NE-22-26-04-W05M (24 Diamond Ridge Estates)
APPEAL BOARD: Subdivision, Development Appeal Board	
HISTORY: No previous development permit applications	
PUBLIC & AGENCY SUBMISSIONS: 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.	

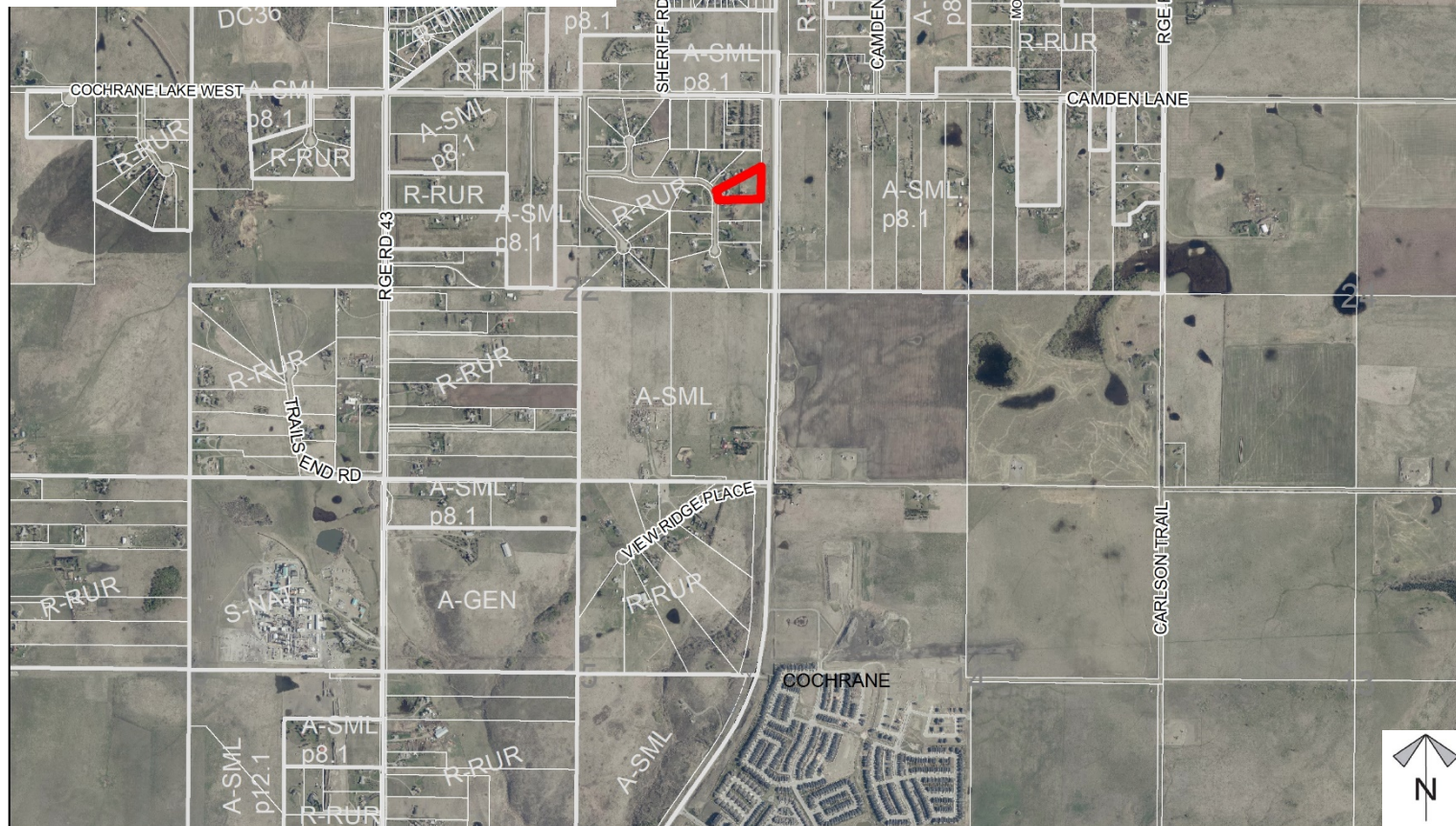
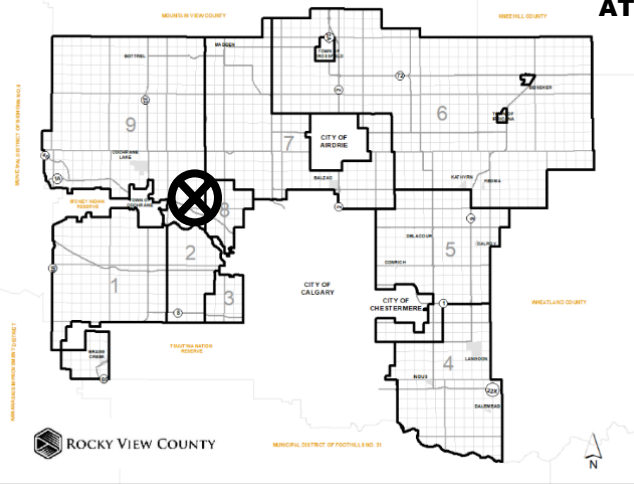


Location & Context

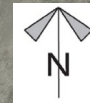
Development Proposal

Accessory Building
(existing shed), relaxation
of the minimum side yard
setback requirement

ATTACHMENT 'B': MAPS AND OTHER INFORMATION



Division: 9
Roll: 06822041
File: PRDP20203880
Printed: January 8, 2021
Legal: Lot:22 Block:1
Plan:9710590; within NE-22-
26-04-W05M



Site Photos

Development Proposal

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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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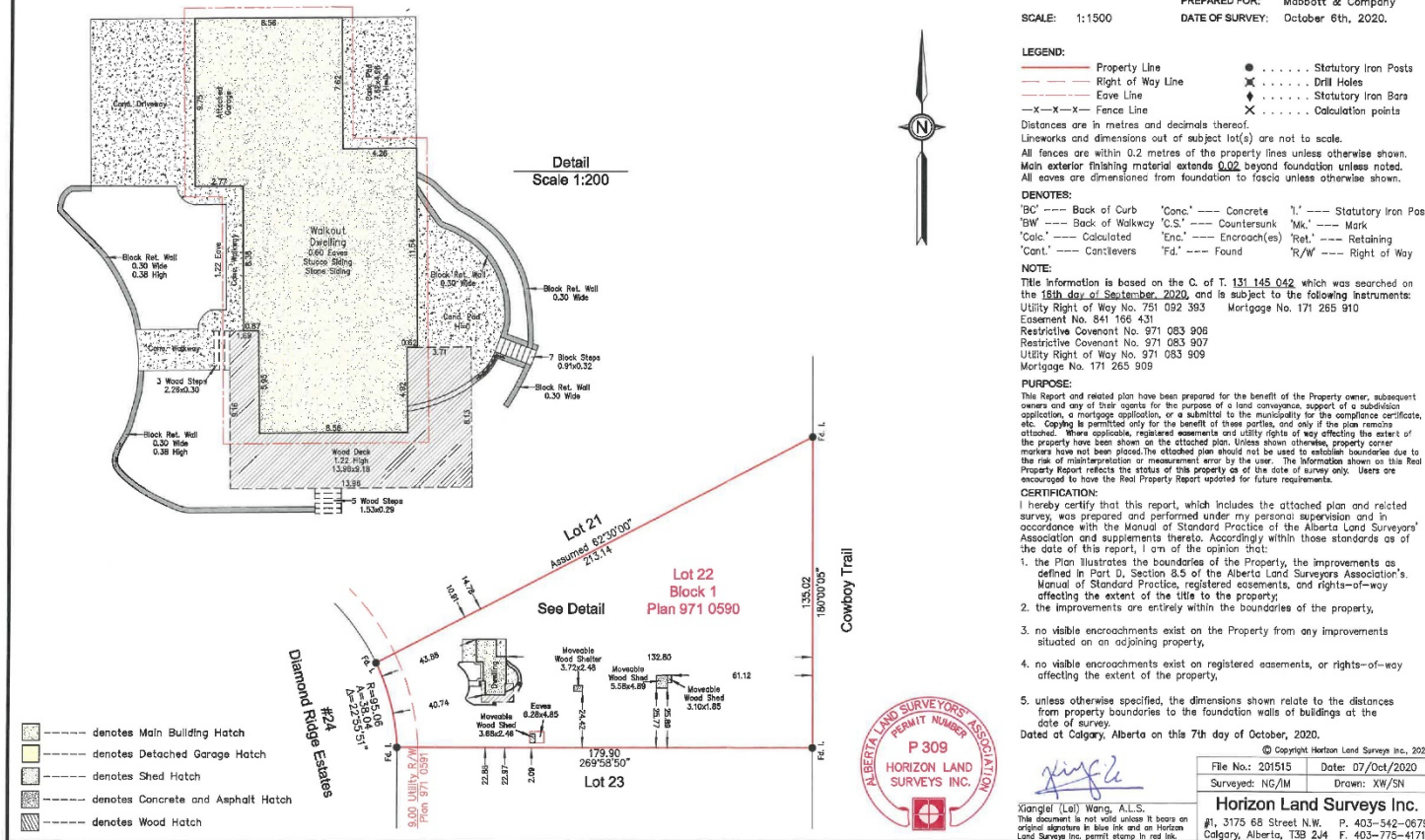


Site Plan

Development Proposal

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ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



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