

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 2

DATE: January 27, 2021
APPLICATION: PRDP20203819

FILE: 04734031

SUBJECT: Accessory Building / Discretionary use, with Variances

APPLICATION: Application is for the placement of an Accessory Building (sea-can), for an existing Automotive Services business and relaxation of the minimum side yard setback requirement.

GENERAL LOCATION: Located approximately 0.20 km (1/3 mile) south of Hwy. 1 and 0.20 km (1/3 mile) east of Rge. Rd. 33.

LAND USE DESIGNATION: Business, Regional Campus District (B-REG) under Land Use Bylaw C-8000-2020.

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

EXECUTIVE SUMMARY: The Applicant operates an automotive servicing company on the parcel. The accessory building (sea-can) is proposed to be utilized for tire and rim storage. The sea-can is approximately 29.73 sq. m (320.00 sq. ft.) in size and measures approximately 12.19 m x 2.44 m (40 ft. x 8.50 ft.). The Applicant has requested that the side yard setback be relaxed from 6.00 m (19.69 ft.) to 1.52 m (5.00 ft.).

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203819 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203819 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	6.00 m (19.69 ft.)	1.52 m (5.00 ft.)	75.67%

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 North Springbank 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 is listed as a discretionary use. 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> Municipal Planning Commission



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”

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 (sea-can), for an existing Automotive Services business, may be placed on the subject parcel, in general accordance with the drawings and site plan submitted with the application.
 - i. That the minimum side yard setback requirement shall be relaxed from **6.00 m (19.69 ft.)** to **1.52 m (5.00 ft.)**

Permanent:

2. That the accessory building (sea-can) shall be painted to match the existing principal building onsite, within 6 months of approval.
3. 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: Cochrane Motor Products (Jeffrey Ulmer)	OWNER: UF3 Real Estate Ltd.
DATE APPLICATION RECEIVED: November 26, 2020	DATE DEEMED COMPLETE: December 3, 2020
GROSS AREA: ± 0.83 hectares (± 2.04 acres)	LEGAL DESCRIPTION: Lot 3, Block 2, Plan 0413544, SW-34-24-03-W05M (80 Commercial Drive)
APPEAL BOARD: Subdivision, Development Appeal Board	
HISTORY: No previous, related development permit applications	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	

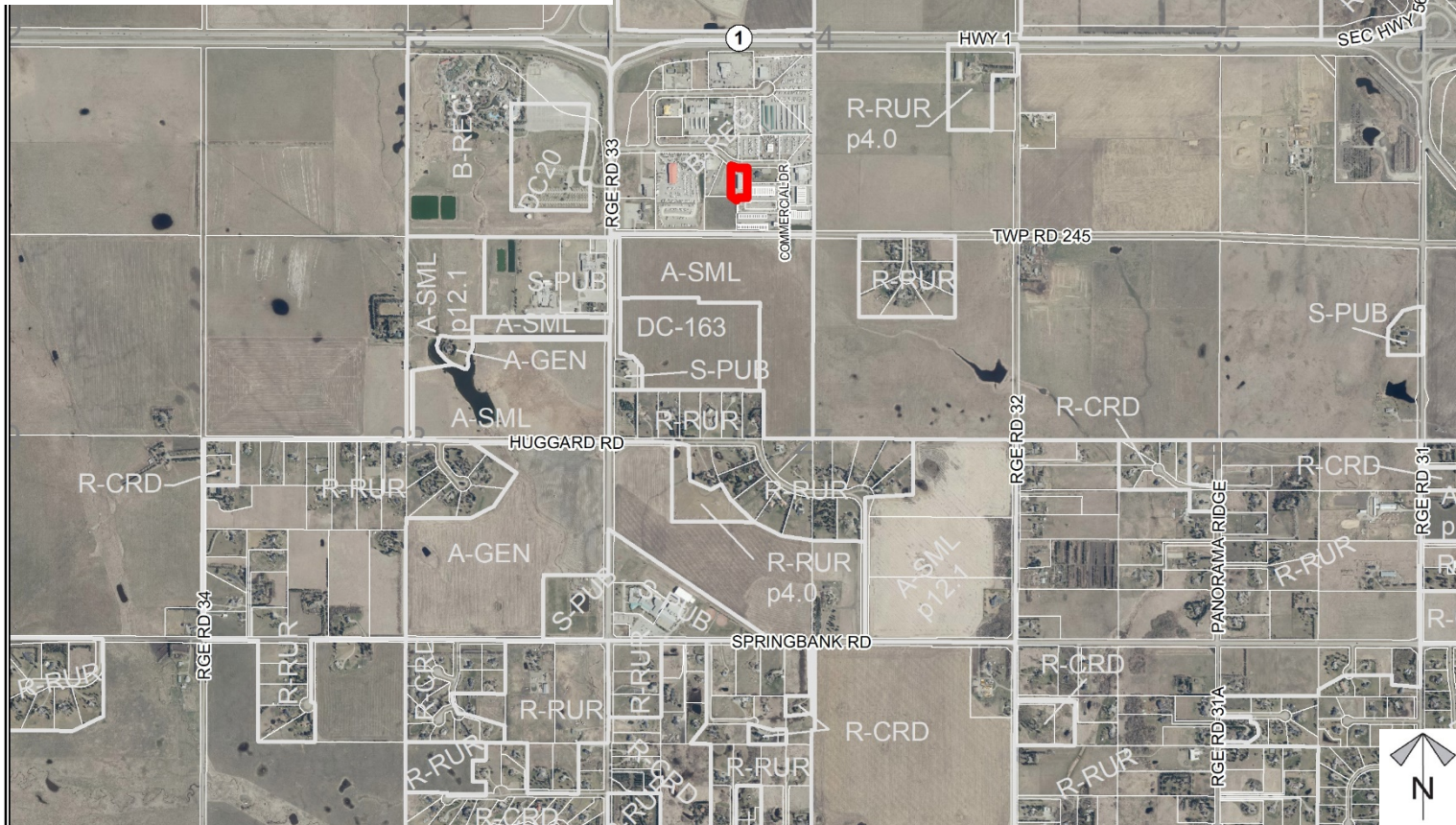
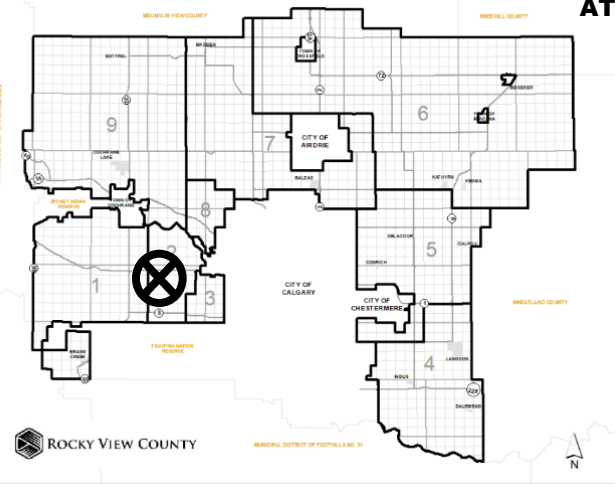


Location & Context

Development Proposal

Placement of an accessory building (seacan) for an existing Automotive Services business with relaxation to side yard setback

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

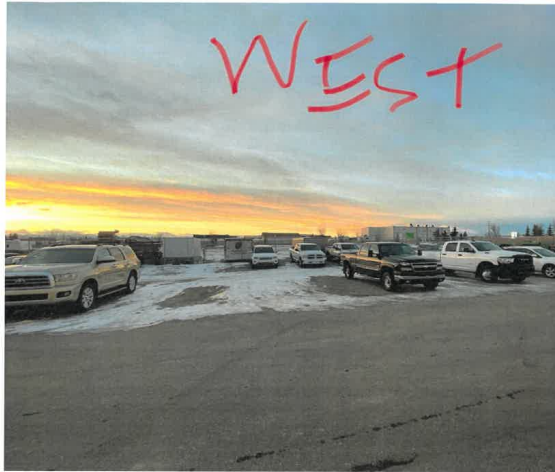


Division: 2
 Roll: 04734031
 File: PRDP20203819
 Printed: January 8, 2021
 Legal: Lot:3 Block:2
 Plan:0413544; within SW-34-
 24-03-W05M

Site Photos

Development Proposal

Placement of an accessory building (seacan) for an existing Automotive Services business with relaxation to side yard setback



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.



Division: 2
 Roll: 04734031
 File: PRDP20203819
 Printed: January 8, 2021
 Legal: Lot:3 Block:2
 Plan:0413544; within SW-34-24-03-W05M

Site Photos

Development Proposal

Placement of an accessory building (seacan) for an existing Automotive Services business with relaxation to side yard setback



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

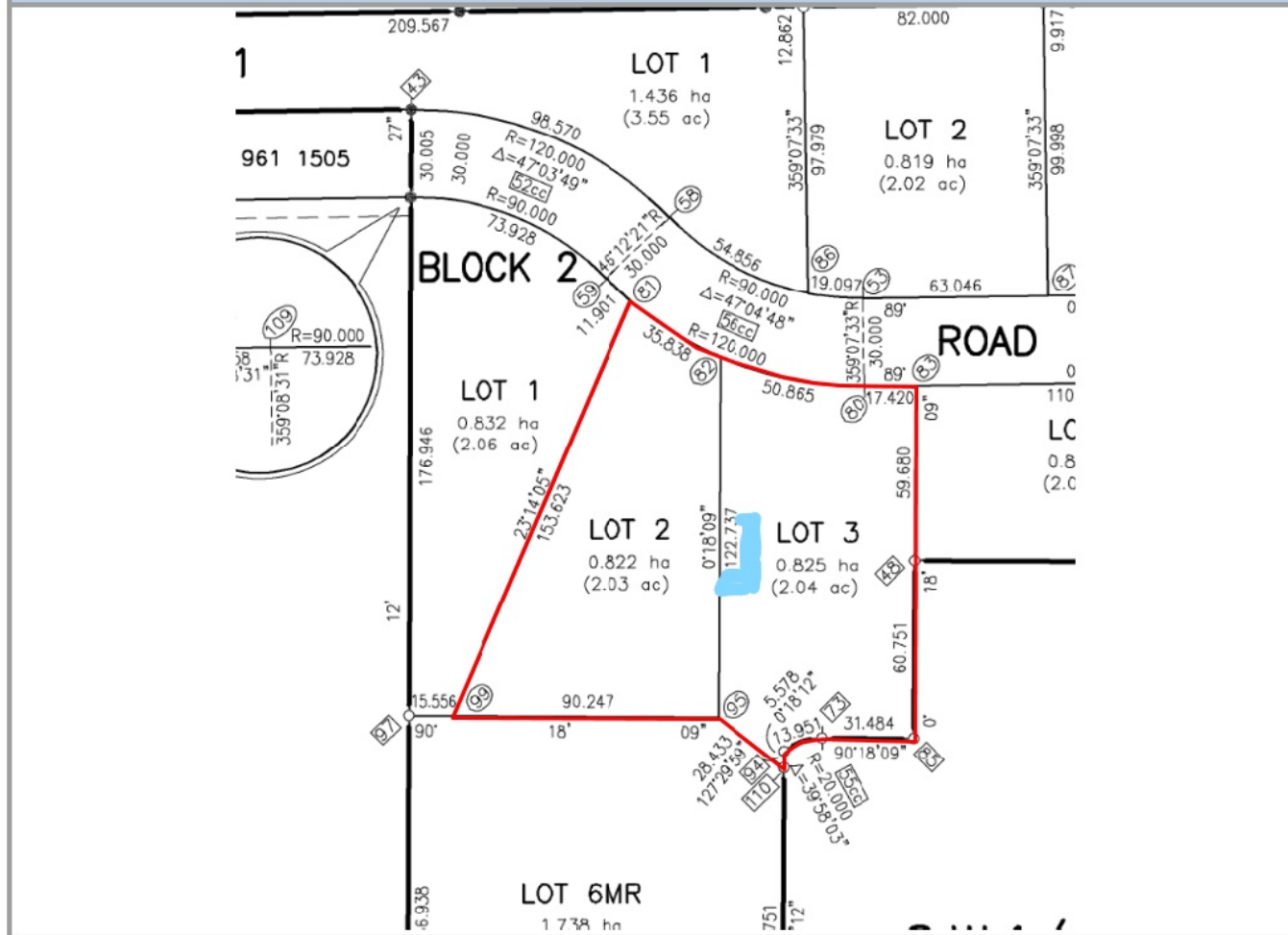
Plan numbers that include letters were registered before 1973 and do not reference a year.



Division: 2
Roll: 04734031
File: PRDP20203819
Printed: January 8, 2021
Legal: Lot:3 Block:2
Plan:0413544; within SW-34-24-03-W05M

SITE MAP

SITE PLAN



Lot Details : Shape : Irregular

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.

Site Plan

Development Proposal

Placement of an accessory building (seacan) for an existing Automotive Services business with relaxation to side yard setback

Division: 2
 Roll: 04734031
 File: PRDP20203819
 Printed: January 8, 2021
 Legal: Lot:3 Block:2
 Plan:0413544; within SW-34-24-03-W05M

