

## PLANNING AND DEVELOPMENT SERVICES

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**TO:** Municipal Planning Commission  
Development Authority **DIVISION:** 5

**DATE:** January 27, 2021 **APPLICATION:** PRDP20203719

**FILE:** 05328024

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

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**APPLICATION:** Construction of an accessory building (oversize shed) and relaxation of the maximum building area and relaxation of the maximum height requirement.

**GENERAL LOCATION:** Located at the southeast junction of Rge. Rd. 284 and Serenity Pl.

**LAND USE DESIGNATION:** Residential, Rural District (R-RUR) under Land Use Bylaw C-8000-2020.

**EXECUTIVE SUMMARY:** The Applicant is proposing to construct an oversize accessory building (storage shed) for personal storage needs. The accessory building will be 267.56 sq. m (2,880.00 sq. ft.) in gross floor area. There are two variances requested and the application appears compliant with Residential, Rural District (R-RUR) regulations.

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

### OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203719 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20203719 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

Bronwyn Culham, Planning and Development Services

**VARIANCE SUMMARY:**

Variance	Requirement	Proposed	Percentage (%)
Permitted Building Area	190 sq. m. (2,045.14 sq. ft.)	267.56 sq. m. (2,880 sq. ft.)	40.82%
Maximum Building Height	7.00 m (22.96 ft.)	7.12 m (23.37 ft.)	1.78%

**APPLICATION EVALUATION:**

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

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"><li>• <i>Municipal Government Act</i></li><li>• Serenity Conceptual Scheme</li><li>• Land Use Bylaw C-8000-2020</li></ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"><li>• Elevations / prepared by Integrity Buildings dated November 9, 2020</li><li>• Floor Plans/ Prepared by Integrity Buildings dated November 9, 2020</li><li>• Site Plan</li></ul>
<b>DISCRETIONARY USE:</b> <ul style="list-style-type: none"><li>• Accessory Building &gt; 190.00 m<sup>2</sup> is a discretionary use in the Residential, Rural District (R-RUR)</li></ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"><li>• Municipal Planning Commission</li></ul>

Additional Review Considerations

There were no technical considerations that warranted additional discussion or conditioning.

**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

BC/ltt

**ATTACHMENTS:**

ATTACHMENT ‘A’: Development Permit Conditions  
ATTACHMENT ‘B’: Maps and Other Information



ROCKY VIEW COUNTY

## ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

**Description:**

1. That an accessory building (oversize storage shed), approximately **267.56 sq. m (2,880.00 sq. ft.)** in footprint, may be constructed on the subject land in general accordance with the submitted application, site plan and design drawings, titled *Main Floor and Elevations* as prepared by Integrity Buildings.
  - i. That the maximum building area is relaxed from **190.00 sq. m. (2,045.14 sq. ft.)** to **267.56 sq. m. (2,880.00 sq. ft.)**.
  - ii. That the maximum height requirement is relaxed from **7.00 m (22.96 ft.)** to **7.12 m (23.37 ft.)**.

**Permanent:**

2. That the accessory building shall not be used for residential occupancy or commercial purposes at any time.
3. That the exterior siding and roofing materials of the accessory building shall be similar to the existing dwelling, single-detached and/or area.
4. That there shall be no more than 1.00 m (3.28 ft.) of fill placed or 2.00 m (6.56 ft.) cut/excavated adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction that is used to establish approved final grades unless a Development Permit has been issued for additional fill.

**Advisory:**

5. 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.
6. That during construction of the accessory building, the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
7. That a Building Permit for the accessory building shall be obtained through Building Services, prior to any construction taking place.
8. 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.
9. That any other government permits, approvals, or compliance is the sole responsibility of the Applicant/Owner.

**Note: The Applicant/Owner shall be responsible for all Alberta Environment approvals/compensation if any wetland *is impacted by the proposed development.***



ROCKY VIEW COUNTY

## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Perry & Karen Massner	<b>OWNER:</b> Perry & Karen Massner
<b>DATE APPLICATION RECEIVED:</b> November 17, 2020	<b>DATE DEEMED COMPLETE:</b> November 17, 2020
<b>GROSS AREA:</b> ± 1.65 hectares (± 4.08 acres)	<b>LEGAL DESCRIPTION:</b> Lot:1 Block:3 Plan: 0911779, NW-28-25-28-W04M
<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board	
<b>HISTORY:</b> <p><b>Jul 18, 2018:</b> Building Permit (PRBD20181616) Addition to Single Family Dwelling – PSR – in Compliance</p> <p><b>Apr 29, 2015:</b> Building Permit (PRBD20143116) Garage Addition to Single Family Dwelling – PSR – in Compliance</p> <p><b>June 27, 2018:</b> Development Permit (PRDP20181641) dwelling, single detached (existing), construction of an addition and relaxation of the minimum front yard setback requirement – Closed – Approved</p> <p><b>January 14, 2015:</b> Development Permit (PRDP20143977) existing single family dwelling, relaxation of the minimum front yard setback requirement and an existing accessory building (garage), relaxation of the minimum front and side yard setback requirement – Closed – Approved</p>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> <p>The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

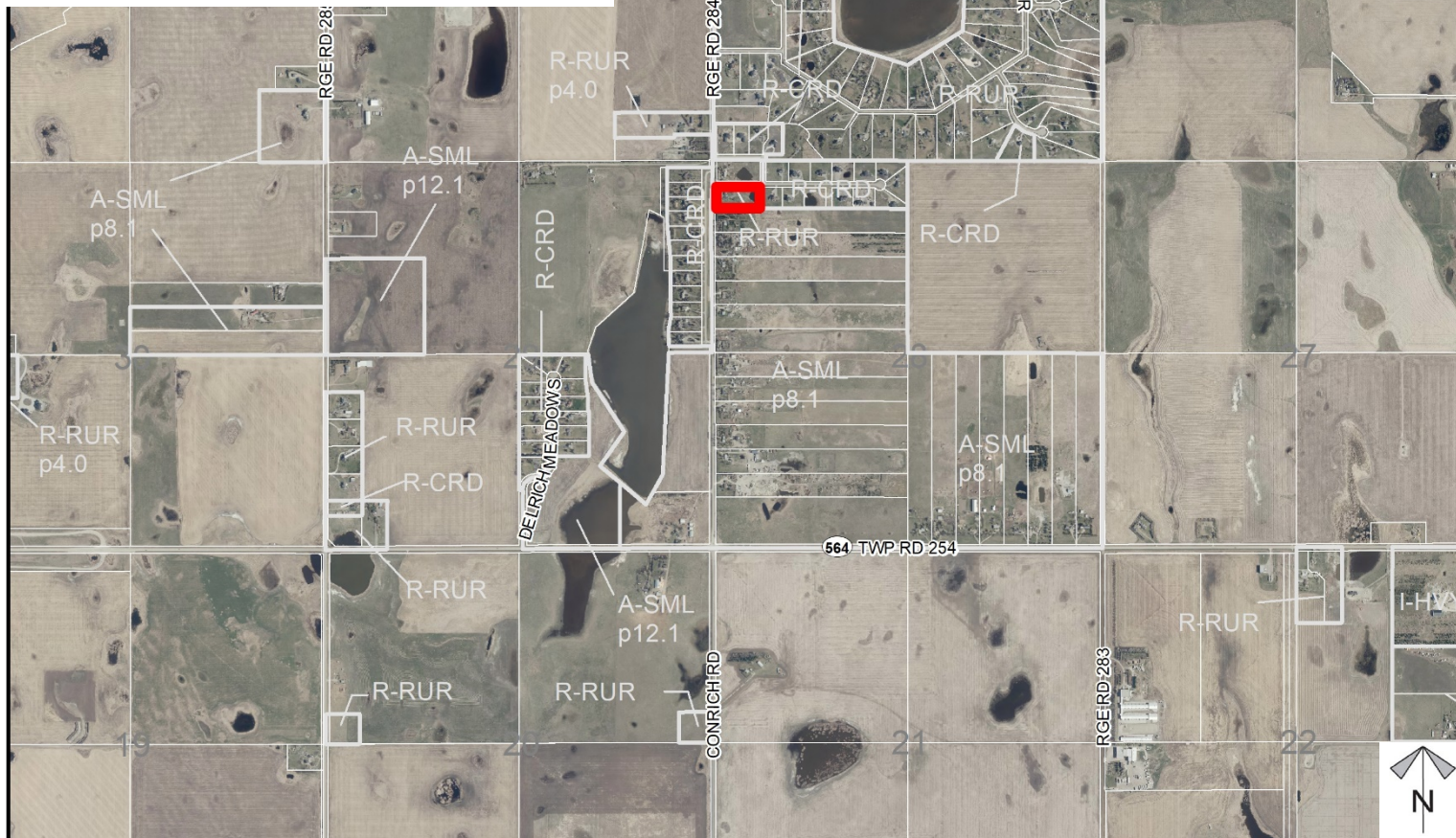
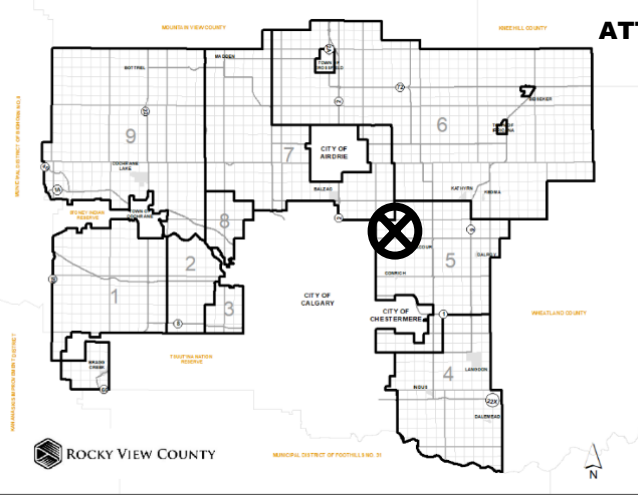


## Location & Context

### Development Proposal

Construction of an accessory building (oversize shed) and relaxation of the maximum building area and relaxation of the maximum height requirement.

### ATTACHMENT 'B' MAPS AND OTHER INFORMATION

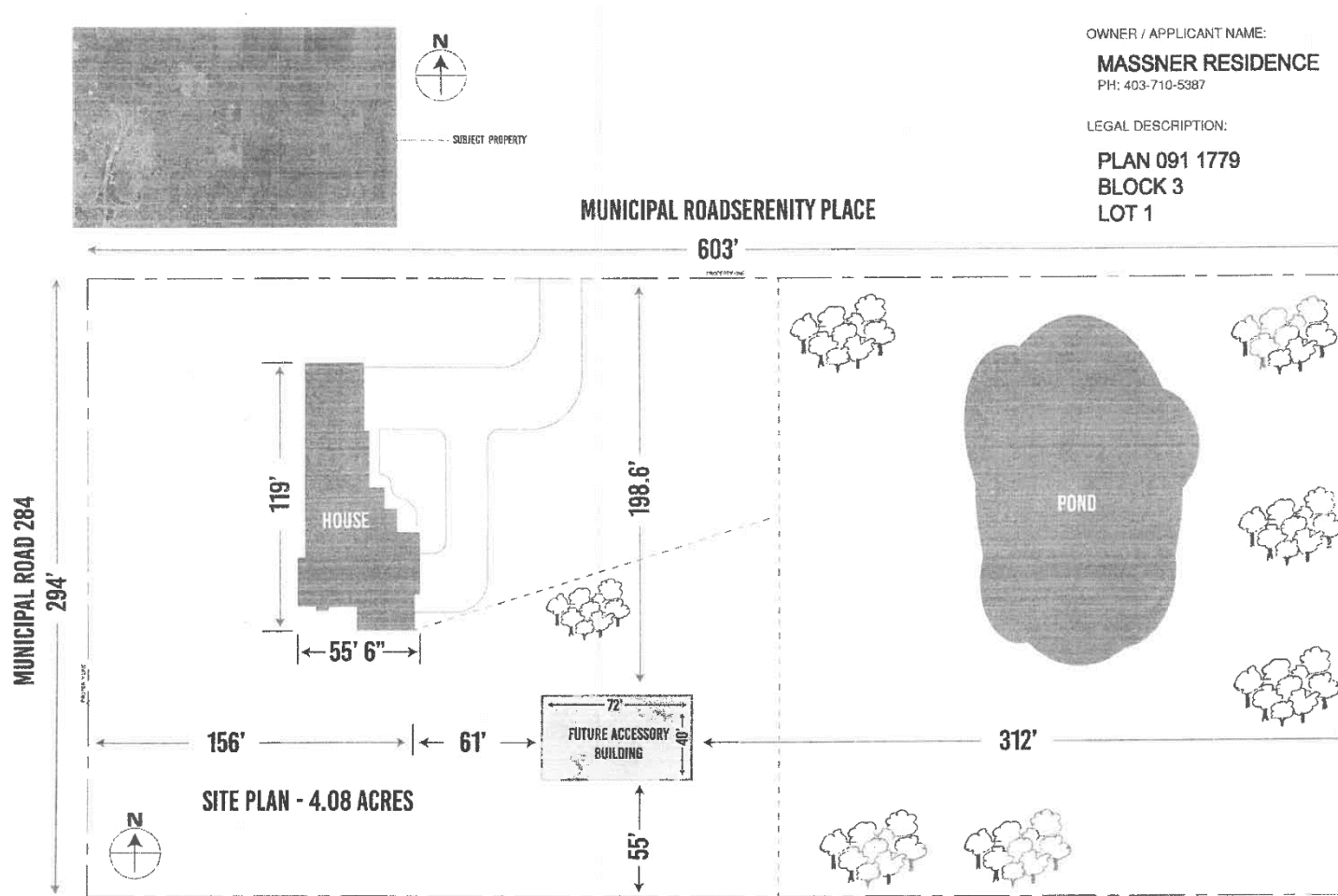


Division: 05  
 Roll: 05328024  
 File: PRDP20203719  
 Printed: Jan 11, 2021  
 Legal: Lot:1 Block:3  
 Plan:0911779 within NW-28-  
 25-28-W04M

## Site Plan

### Development Proposal

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Inspection Photos  
December 2, 2020



Inspection Photos  
December 2, 2020





Inspection Photos  
December 2, 2020

