



Direct Control Amendment Item: Business

Electoral Division: 5

File: PL20230126 / 08313003

Date:	March 26, 2024		
Presenter:	Bernice Leyeza, Planner 2		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

The purpose of this report is to assess the proposed amendment to the Bylaw C-3563-90 (DC-46) within NW-13-28-28-W04M) to increase the maximum floor area of the accessory building use from 150 square metres (1,615 square feet) to 362 square metres (3,900 square feet) to support the expansion of an existing water storage and electrical system building.

The subject parcel is located outside of an area structure plan; as such, the application was evaluated against the policies and regulations of the Municipal Development Plan (County Plan).

The application was found to be consistent with the policies of Section 10.0 (Country Residential) of the County Plan.

ADMINISTRATION’S RECOMMENDATION

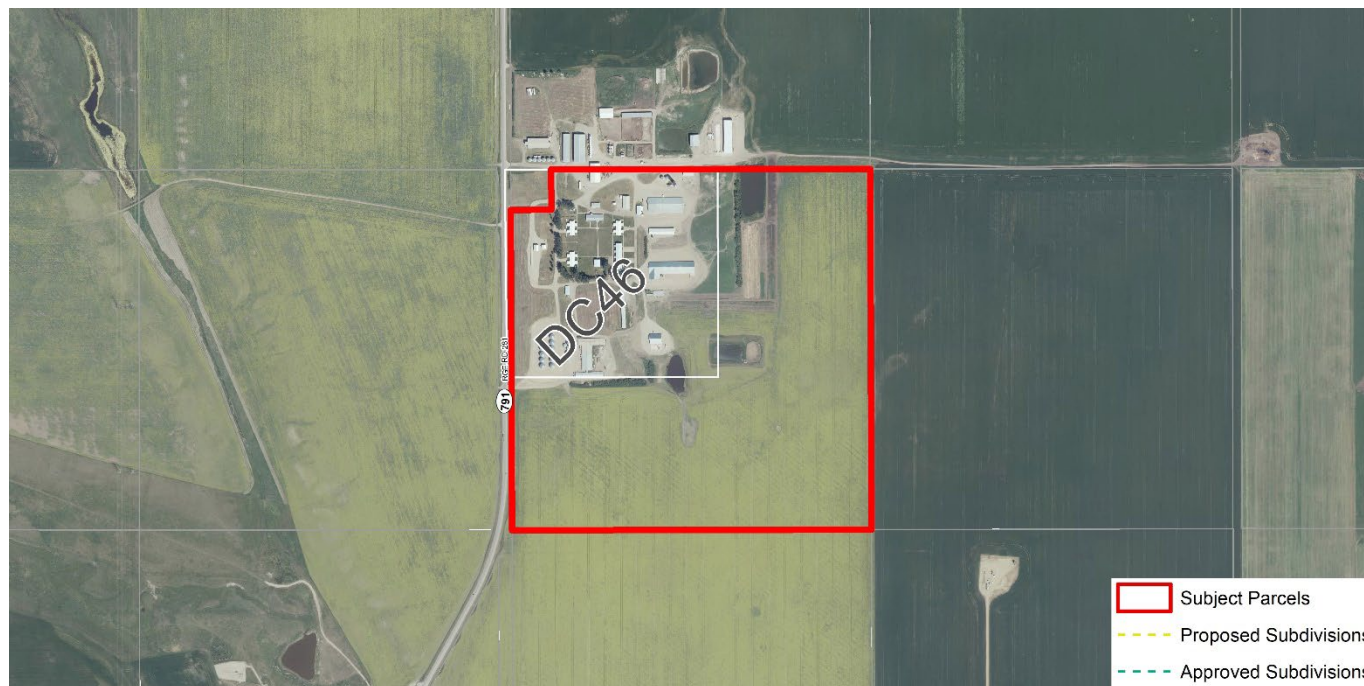
- THAT Bylaw C-8487-2024 be given first reading.
- THAT Bylaw C-8487-2024 be given second reading.
- THAT Bylaw C-8487-2024 be considered for third reading.
- THAT Bylaw C-8487-2024 be given third and final reading.

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BACKGROUND

Location (Attachment A)

Located approximately 0.81 kilometres (0.50 miles) north of Township Road 282 and directly east of Range Road 281.



Site History (Attachment B)

DC-46 was approved in 1990 to support a Hutterite Colony; since adoption, several accessory buildings were erected on site.

In September 2016, the existing accessory building, being proposed to increase in size, was developed for water storage and electrical system purposes.

Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary internal and external agencies. This application is not within an area guided by intermunicipal policy or requirements.

Landowner Circulation (Attachment D)

The application was circulated to five (5) adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); no letters in support nor opposition were received.

ANALYSIS

Policy Review (Attachment E)

The County Plan does not contain policies specifically for building floor area; however, it supports country residential communities to provide a high-quality built environment while maintaining rural character.

The proposed application is to expand the existing accessory use and amendment to the DC-46 Bylaw, where the permitted floor area for an accessory building is 150m² (1,615ft²). The proposal is to increase the permitted floor area to 362m² (3,900ft²). Administration finds the proposed variance to the accessory building's floor area would not have any injurious effect on the neighbouring properties and on site.

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COMMUNICATIONS / ENGAGEMENT

Consultation was conducted in accordance with statutory requirements and County Policy C-327.

IMPLICATIONS

Financial

No financial implications identified at this time.

STRATEGIC ALIGNMENT

This report is a statutory obligation under the *Municipal Government Act*.

ALTERNATE DIRECTION

No alternative options have been identified for Council's consideration.

ATTACHMENTS

Attachment A: Map Set

Attachment B: Application Information

Attachment C: Application Referral Responses

Attachment D: Public Submissions [None Received]

Attachment E: Policy Review

Attachment F: Draft Bylaw C-8487-2024

Attachment G: Bylaw C-3563-90 (DC-46) Redlined