

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 7

DATE: February 24, 2021
APPLICATION: PRDP20210215

FILE: 08609003

SUBJECT: Dwelling, Manufactured / Discretionary use, with no Variances

APPLICATION: Application is for the construction/placement of a dwelling, manufactured on the parcel.

GENERAL LOCATION: located at the southeast junction of Twp. Rd. 282 and Rge. Rd. 24.

LAND USE DESIGNATION: Agriculture, General District (A-GEN).

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

EXECUTIVE SUMMARY: The Applicant is proposing to construct/place a dwelling manufactured on the parcel. The dwelling was manufactured in 2008 and is approximately 133.78 sq. m (1,440.00 sq. ft.) in size. The Applicant's daughter and granddaughter will be residing in the dwelling, manufactured.

OPTIONS:

- Option #1: THAT Development Permit Application PRDP 20210215 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210215 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:



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">• <i>Municipal Government Act</i>• Land Use Bylaw C-8000-2020	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none">• None
DISCRETIONARY USE: <ul style="list-style-type: none">• Dwelling, Manufactured	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none">• Municipal Planning Commission



ROCKY VIEW COUNTY

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

WVD/si

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information

ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Option #1:

Approval subject to the following conditions:

Description:

1. That the dwelling, manufactured may be placed on the subject parcel, in general accordance with the approved site plan.

Prior to Release:

2. That Prior to Release of this permit, the Applicant shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is \$800, calculated at \$800.00 for each new residential unit.

Permanent:

3. That the dwelling, manufactured shall not be used for commercial or vacation rental purposes at any time, unless approved by a Development Permit.
4. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for each dwelling unit located on the subject site, to facilitate accurate emergency response.

Advisory:

5. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
6. That if this Development Permit is not issued by **August 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

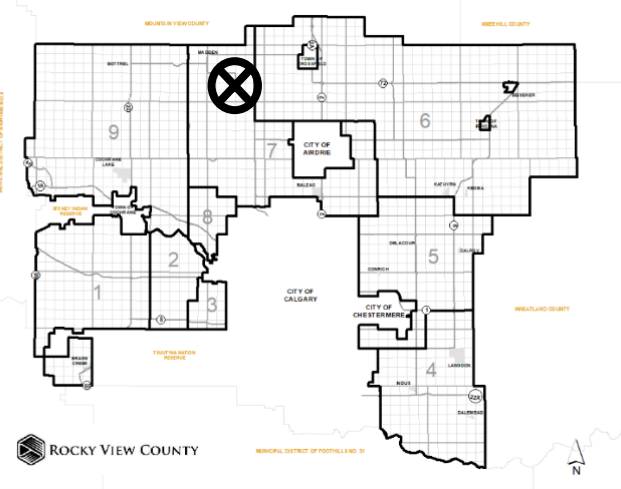
ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Roderick and Tammy Craig	OWNER: Roderick and Tammy Craig
DATE APPLICATION RECEIVED: January 14, 2021	DATE DEEMED COMPLETE: January 20, 2021
GROSS AREA: ± 64.51 hectares (± 159.42 acres)	LEGAL DESCRIPTION: NW-09-28-02-W05M (281244 Rge. Rd. 24)
APPEAL BOARD: Subdivision, Development Appeal Board	
HISTORY: No previous Development Permits	
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

Dwelling, Manufactured



Division: 07
 Roll: 08609003
 File: PRDP20210215
 Printed: Jan 20, 2021
 Legal: A portion of NW-09-
 28-02-W05M

Site Plan

Development Proposal

Dwelling, Manufactured

NW 1/4 9 28 2 W5

N

Proposed
site for trailer
18' x 30'



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.

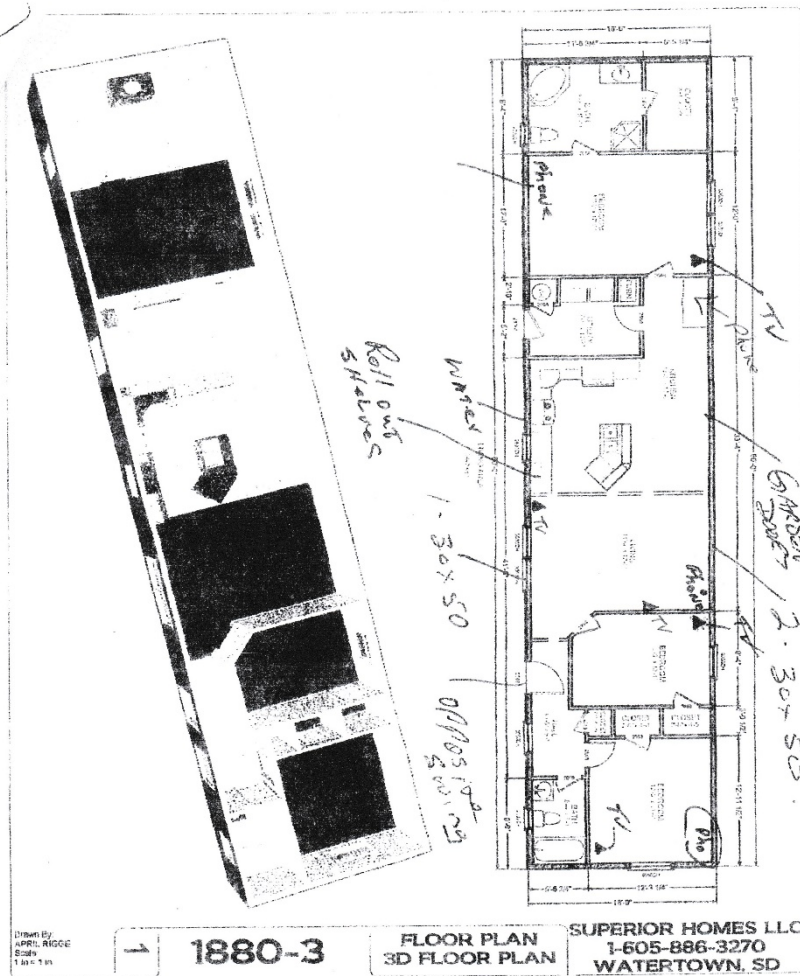


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Site Plan

Development Proposal

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Site Photos

(January 25, 2021
Inspection)

Development Proposal

Dwelling, Manufactured



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