

**PLANNING AND DEVELOPMENT SERVICES**

TO:	Municipal Planning Commission	DIVISION:	9
DATE:	March 10, 2021	APPLICATION:	PRDP202100932
FILE:	07936009		
SUBJECT:	Dwelling, Manufactured / Discretionary Use, with no Variances		

APPLICATION: The proposal is for the placement of a dwelling, manufactured on the subject lands.

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) south of Twp. Rd. 280 and on the west side of Horse Creek Rd.

LAND USE DESIGNATION: Agriculture, Small Parcel (A-SML)

EXECUTIVE SUMMARY: This application is for the placement of a dwelling, manufactured on the subject lands to provide a residence for the applicant's family. The applicant wishes to have a country residential living while being close to amenities in Cochrane.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210093 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210093 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 area and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

AIR PHOTO & DEVELOPMENT CONTEXT:

Administration Resources

Camilo Conde, Planning and Development

APPLICATION EVALUATION:

The application was evaluated based on the site plan submitted with the application and the Land Use Bylaw C-8000-2020.

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"> • Site plan • Building drawings • Real Property Report
DISCRETIONARY USE: <ul style="list-style-type: none"> • Dwelling, manufactured 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Municipal Planning Commission (MPC)

Additional Review Considerations

The application was reviewed under the regulations pertaining to Sections 311 to 315 of Land Use Bylaw C-8000-2020.

CONCLUSION:

Subject to the assessment of the application, the application is recommended for Approval.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

CC/ltt

ATTACHMENTS:

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

ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Option #1 (this would allow the proposed development to remain)

APPROVAL, subject to the following conditions:

Description

1. That the construction/placement of a Dwelling, Manufactured may commence on the subject property, in accordance with approved site plan, application details, and conditions of this permit.

Permanent:

2. That the Dwelling, Manufactured shall not be used for *commercial* or *vacation rental* purposes at any time, unless approved by a Development Permit.
3. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address [50166 TWP RD 280] in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the dwelling unit located on the subject site, to facilitate accurate emergency response.

Advisory:

4. That during construction/placement of the structure, the County's Noise Control Bylaw C-5772-2003 shall be adhered to at all times.
5. That during construction/ placement, 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 a Building Permit and sub-trade permits shall be obtained through Building Services, prior to any construction taking place.
7. That any over government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
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.

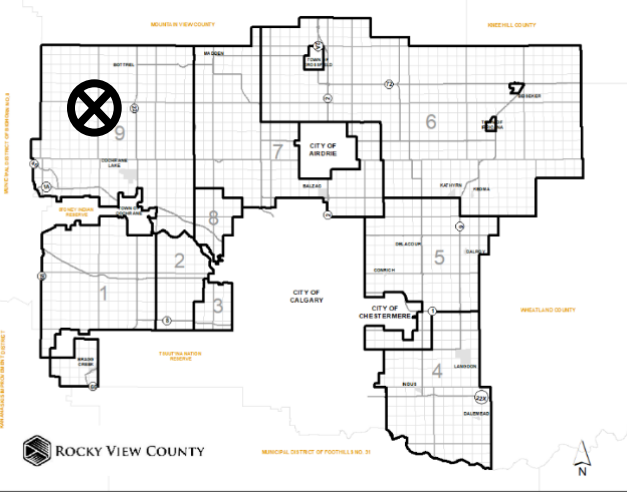
ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Nathan Androsoff	OWNER: Nathan Androsoff
DATE APPLICATION RECEIVED: January 7, 2021	DATE DEEMED COMPLETE: January 7, 2021
GROSS AREA: ± 8.48 hectares (± 20.95 acres)	LEGAL DESCRIPTION: SE-36-27-05-W05M
APPEAL BOARD: Subdivision and Development Appeal Board	
Planning Applications <ul style="list-style-type: none">• There are no Planning related application on file for this parcel Development Permits <ul style="list-style-type: none">• There are no previous Development Permits on file for this parcel Building Permits <ul style="list-style-type: none">• There are no previous Building Permits on file for this parcel	
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

Placement of a Dwelling, manufactured on a vacant parcel.



Division: 9
 Roll: 07936009
 File: PRDP20210093
 Printed: February 2, 2021
 Legal: Lot:1 Block:3
 Plan:1811578; within SE-36-
 27-05-W05M



Site Map

Development Proposal

Placement of a Dwelling, manufactured on a vacant parcel.



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Manufactured Home

Development Proposal

Placement of a Dwelling,
manufactured on a vacant
parcel.



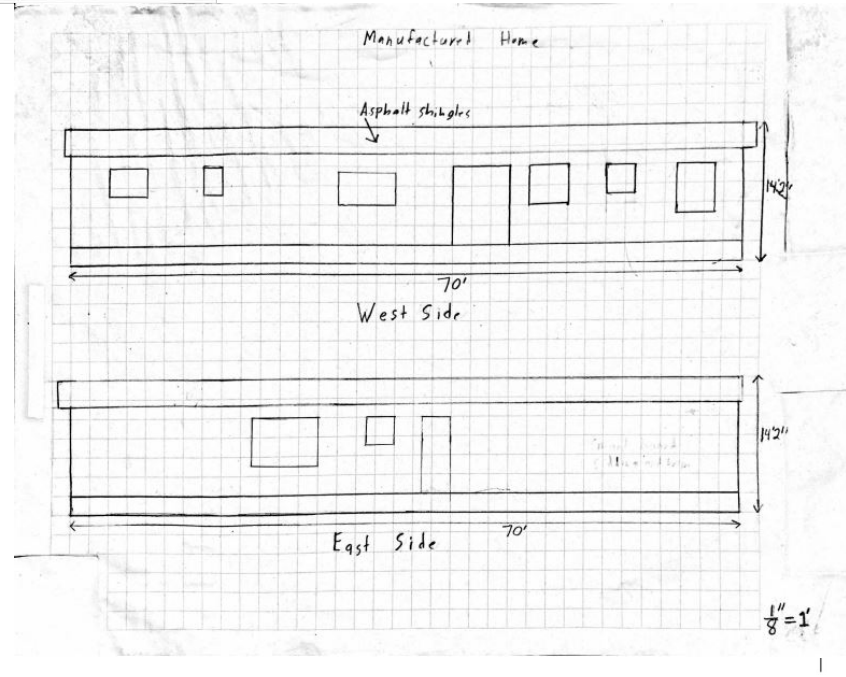
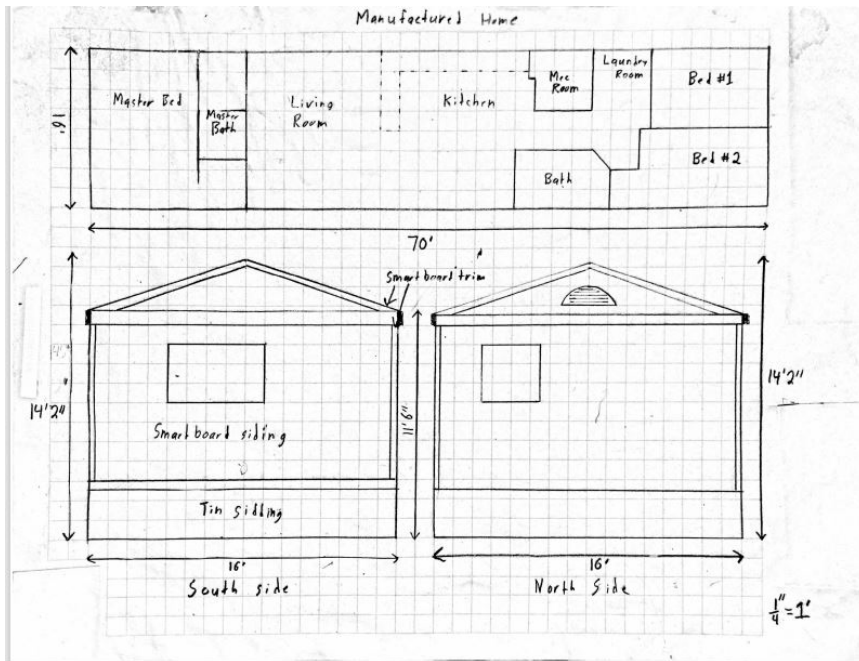
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Elevations/ Internal Dimensions

Development Proposal

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A photograph of a wooden fence post with a green sign reading '275133'. The sign is mounted on the post and is partially obscured by two strands of barbed wire. To the left of the post is a grey metal pole and an orange plastic pipe. The background is a clear blue sky and a blurred field.

275133

