



PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 9
DATE:	April 14, 2021	APPLICATION: PRDP20210502
FILE:	07936002	
SUBJECT:	Dwelling, Manufactured / Discretionary Use, with no Variances	

APPLICATION: Dwelling, Manufactured

GENERAL LOCATION: located at the southeast junction of Rge. Rd. 51 and Twp. Rd. 280.

LAND USE DESIGNATION: Agricultural, General (A-GEN), under Land Use Bylaw C-8000-2020.

EXECUTIVE SUMMARY: This application is for the placement of a new dwelling, manufactured on the subject property. The property is developed with an existing dwelling, single detached (Cottage) and accessory buildings (Quonset & shed). The subject dwelling will be the principal dwelling onsite and will be serviced by a new septic field and a water well. The dwelling complies with all regulations of the Land Use Bylaw and no variances are being required.

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

OPTIONS:

- Option #1: THAT Development Permit No. PRDP20210502 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit No. PRDP20210502 be refused noted below
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:



APPLICATION EVALUATION:

The application was evaluated based on the application submitted and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none">• <i>Municipal Government Act</i>;• Subdivision and Development Regulations;• Land Use Bylaw C-8000-2020 [LUB];• County Servicing Standards.	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none">• Application Package
DISCRETIONARY USE: <ul style="list-style-type: none">• Dwelling, Manufactured	DEVELOPMENT VARIANCE AUTHORITY:



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Additional Review Considerations

The application was assessed in accordance with Table 2 (s) & (v) and Sections 301 to 307 of the LUB.

Section 307(c) states a dwelling, manufactured may be considered as an Accessory Dwelling Unit where the development conforms with Section 122 to 124 of the LUB. As the dwelling unit is built to a CAN/CSA standard, will serve as the principal dwelling onsite and the gross floor area exceeds Section 122(b)(iii), this unit was classified as a Dwelling, Manufactured.

“Dwelling, Manufactured” means a detached Dwelling Unit consisting of a transportable dwelling that is designed and built to CAN/CSA Standard, to be moved, from one point to another as a single unit, and which is upon its arrival at the site where it is to be located, ready for occupancy except for incidental building operations such as connection to utilities. A Dwelling, Manufactured shall have a minimum GFA of 37.1 m² (399.34 ft²).

The dwelling unit is 393.90 sq. ft. (4,240.00 sq. ft.) in gross floor area and will include a covered patio of (18.39 sq. m) 198.00 sq. ft. and uncovered deck of 18.39 sq. m (198.00 sq. ft.). The dwelling unit is 5.93 m (19.48 ft.) in maximum height and will be placed on a permanent foundation. The unit complies with all setback requirements. No additional grading is required, above the maximums stated within Table 2(v).

CONCLUSION:

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Al Hoggan”

Acting Executive Director
Community Development Services

Chief Administrative Officer

JT/ltt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps & Other Information



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ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Description:

1. That the proposed Dwelling, Manufactured, may be placed on the subject parcel, NW-36-27-05-W5M, in accordance with the approved application and site plan.

Permanent:

2. 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.

Note: The addressing for the site are 50215 TWP RD 280 & 50181 TWP RD 280

3. That no topsoil shall be removed from the site. All topsoil shall be retained on-site. Any undeveloped graded area shall be seeded after building construction is complete, as part of site restoration.
4. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
5. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling under construction, unless a separate Development Permit has been issued for additional fill.
6. That the Applicant/Owner shall contact County Road Operations:
 - i. To obtain an overweight/over dimension permit for traveling on the County road system for the subject house move and
 - ii. With haul details on materials and equipment needed during construction/site development, to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
7. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.

Advisory:

8. That the Dwelling, Manufactured shall not be used for *commercial* or *vacation rental* purposes at any time, unless approved by a Development Permit.
9. That the subject lands shall be maintained in a clean and tidy fashion at all times, and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
10. That during construction of the building, all construction and building materials shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed at an approved disposal facility.
11. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
12. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].



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13. That a Building Permit and sub-trade permits shall be obtained from Building Services, prior to any construction taking place, using the Manufactured Dwelling checklist.
14. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.
15. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (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.

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



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ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Stephen Sydenham	OWNER: Stephen Sydenham
DATE APPLICATION RECEIVED: February 2, 2021	DATE DEEMED COMPLETE: February 11, 2021
GROSS AREA: ±64.33 hectares (±158.97 acres)	LEGAL DESCRIPTION: NW-36-27-05-W05M
APPEAL BOARD: Subdivision & Development Appeal Board	
HISTORY: <i>Development Permits:</i> <ul style="list-style-type: none"> No development history <i>Assessment History:</i> <ul style="list-style-type: none"> Dwelling, Single Detached (1980) 	
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

Dwelling, Manufactured



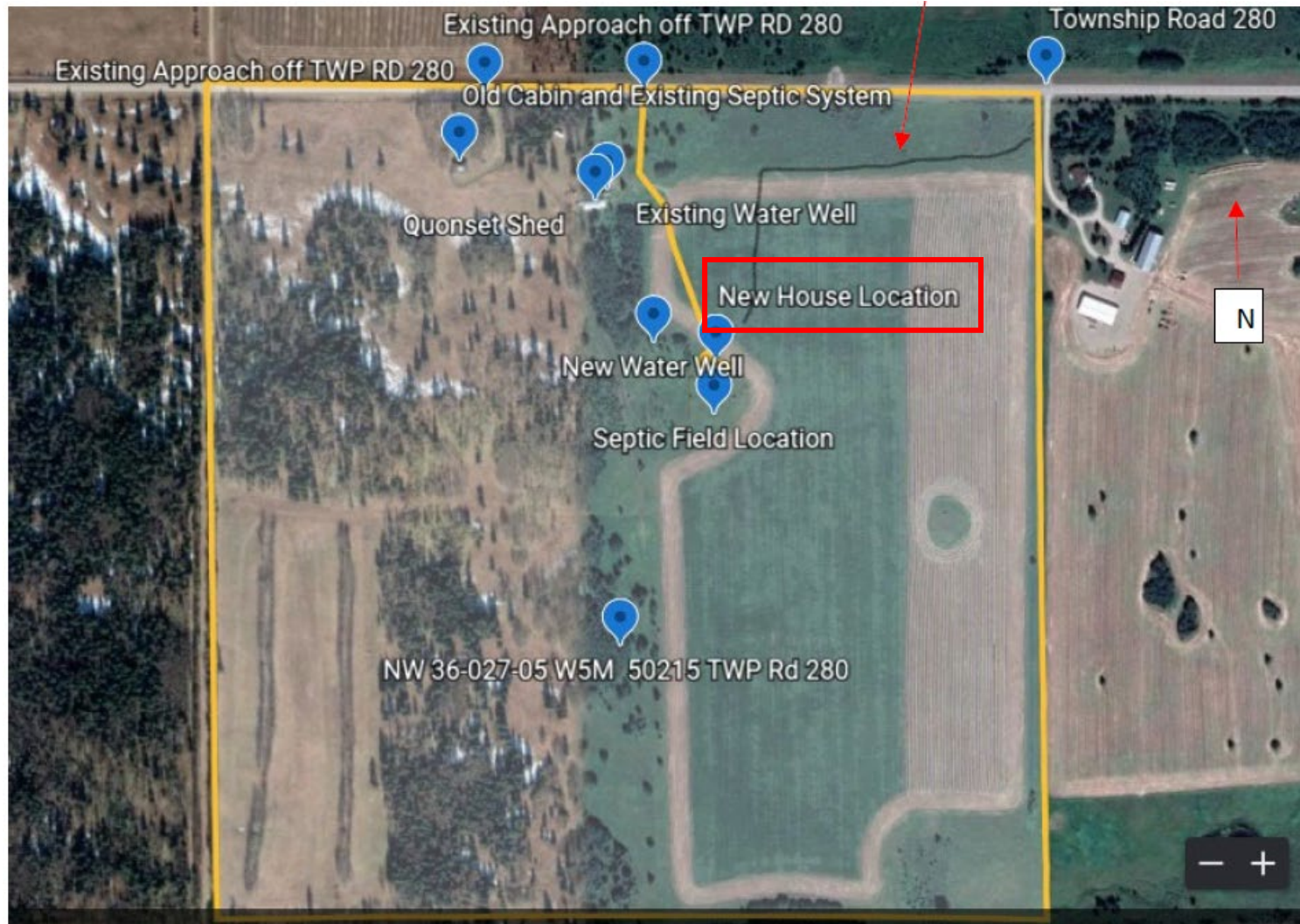
Division: 09
Roll: 07936002
File: PRDP20210502
Printed: March 22, 2021
Legal: NW-36-27-05-W05M



Site Plan

Development Proposal

Dwelling, Manufactured

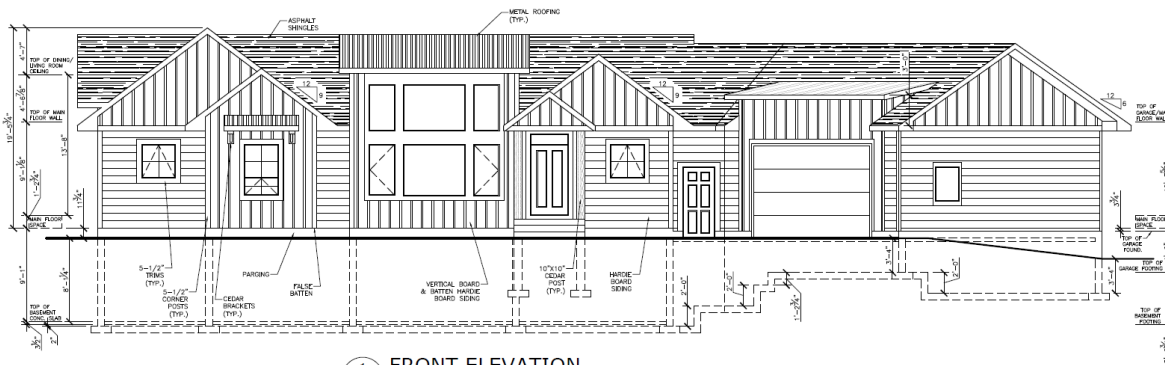


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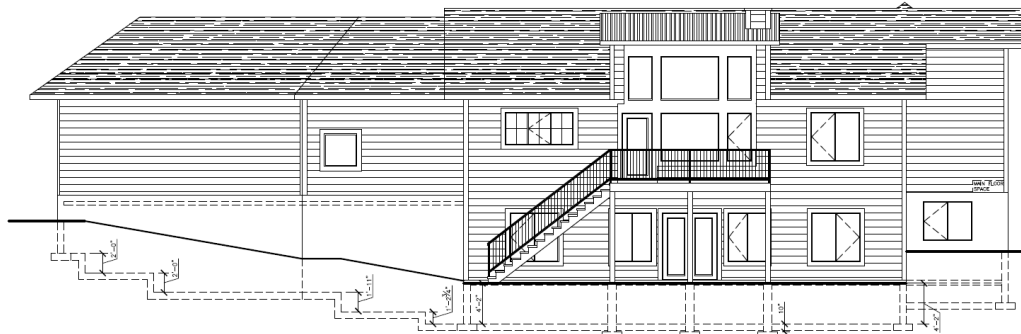
Building Elevations

Development Proposal

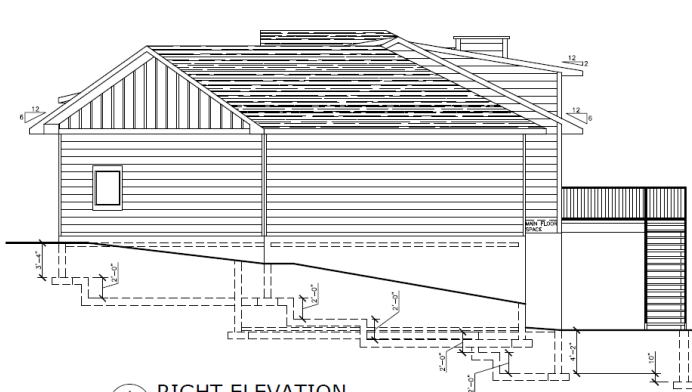
Dwelling, Manufactured



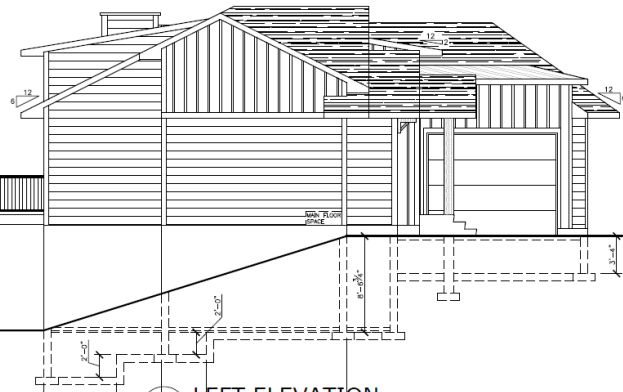
1 FRONT ELEVATION
 A4 SCALE: $\frac{1}{8}" = 1'-0"$ (NORTHEAST FACING)



2 REAR ELEVATION
 A4 SCALE: $\frac{1}{8}" = 1'-0"$ (SOUTHWEST FACING)



1 RIGHT ELEVATION
 A5 SCALE: $\frac{1}{8}" = 1'-0"$ (NORTHWEST FACING)



2 LEFT ELEVATION
 A5 SCALE: $\frac{1}{8}" = 1'-0"$ (SOUTHEAST FACING)

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IN

Site Photos

January, 2021

Development Proposal

Dwelling, Manufactured



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