

## PLANNING AND DEVELOPMENT SERVICES

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<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b> 6
<b>DATE:</b>	April 14, 2021	<b>APPLICATION:</b> PRDP20210768
<b>FILE:</b>	07133016	
<b>SUBJECT:</b>	Agriculture (General) / Discretionary use, with no Variances	

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**APPLICATION:** Application is for Agriculture (General), change of use for construction of a farm building on the subject parcel.

**GENERAL LOCATION:** located approximately 1.60 km (1 mile) north of Hwy. 9 and on the east side of Rge. Rd. 263.

**LAND USE DESIGNATION:** Commercial, Local Rural District (C-LRDs h18) under Land Use Bylaw C-8000-2020

**EXECUTIVE SUMMARY:** The Applicant is proposing to establish an agriculture (general) operation on the subject parcel. The Applicant proposes to construct a building, pre-fabricated steel arch Quonset, approximately 187.29 sq. m (2,016.00 sq. ft.) on the subject parcel to raise up to two (2) animal units which equates to forty (40) chickens and/or ducks.

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

### OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210768 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210768 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.

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### 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.

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i></li> <li>• Land Use Bylaw C-8000-2020</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• None</li> </ul>
<b>DISCRETIONARY USE:</b> <ul style="list-style-type: none"> <li>• Agriculture (General)</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>• Municipal Planning Commission</li> </ul>

Additional Review Considerations

No additional considerations.



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**CONCLUSION:**

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

Respectfully submitted,

"Brock Beach"

Concurrence,

"Al Hoggan"

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Acting Executive Director  
Community Development Services

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Chief Administrative Officer

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**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 Agriculture (General) may commence on the subject land in general accordance with the information and drawings submitted with application.
  - i. That an accessory building (barn), approximately 187.29 sq. m (2,019.00 sq. ft.), may be constructed, in support of the Agriculture (General).

**Prior to Release:**

2. That prior to release, the Applicant/Owner shall construct a new gravel approach off Range Road 263, in order to provide access to the site. The Applicant/Owner shall contact County Road Operations for an interim-construction and a post-construction inspection for final acceptance, once completed.
3. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations to:
  - i. haul details for 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;

**Permanent:**

4. That the permitted number of animal units onsite shall be in accordance with the County's Animal Units by Parcel Size, as described in the County's Land Use Bylaw C-8000-2020, Table 3.
  - i. That the maximum of animal units onsite is two (2) unless otherwise permitted through a Keeping of Livestock Development Permit.
5. That the activity shall not generate noise, smoke, dust, fumes, glare or refuse matter considered offensive or excessive by the Development Authority. The activity shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent landowners.

**Advisory:**

6. 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.
7. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-5772-2003) at all times.
8. That the Applicant/Owner shall obtain a Building Permit/Farm Building Exemption through Building Services for the proposed building, prior to any construction.
9. 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*].
10. 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



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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.

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



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## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Yoon Soo Lee	<b>OWNER:</b> Yoon Soo Lee
<b>DATE APPLICATION RECEIVED:</b> February 28, 2021	<b>DATE DEEMED COMPLETE:</b> March 8, 2021
<b>GROSS AREA:</b> ± 1.68 hectares (± 4.15 acres)	<b>LEGAL DESCRIPTION:</b> Lot 1, Block 1, Plan 0815425, SE-33-27-26-W04M
<b>APPEAL BOARD:</b> Subdivision & Development Appeal Board	
<b>HISTORY:</b> <ul style="list-style-type: none"> <li>No previous development permit history</li> </ul>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> 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.	

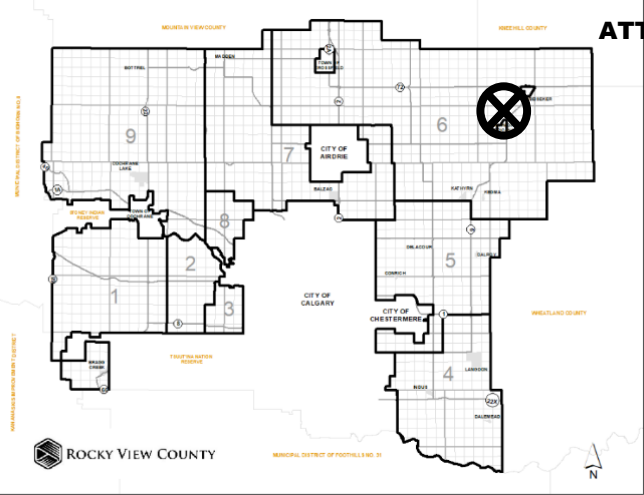


## Location & Context

## Development Proposal

## Agriculture (General)

Division: 06  
Roll: 07133016  
File: PRDP20210768  
Printed: Mar 2, 2021  
Legal: Lot:1 Block:1  
Plan:0815425 within SE-33-  
27-26-W04M

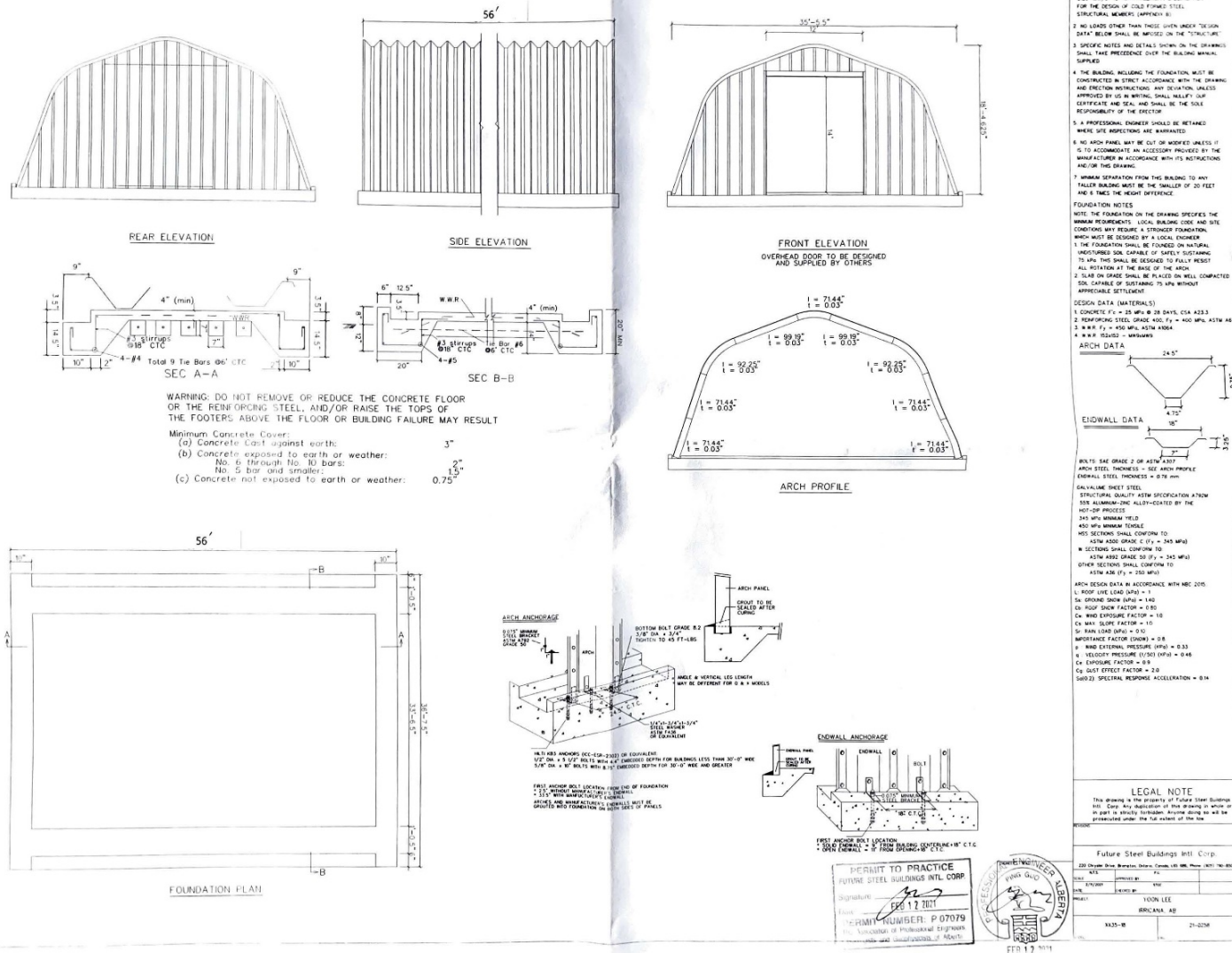




## Site Plan

## Development Proposal

## Agriculture (General)



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.

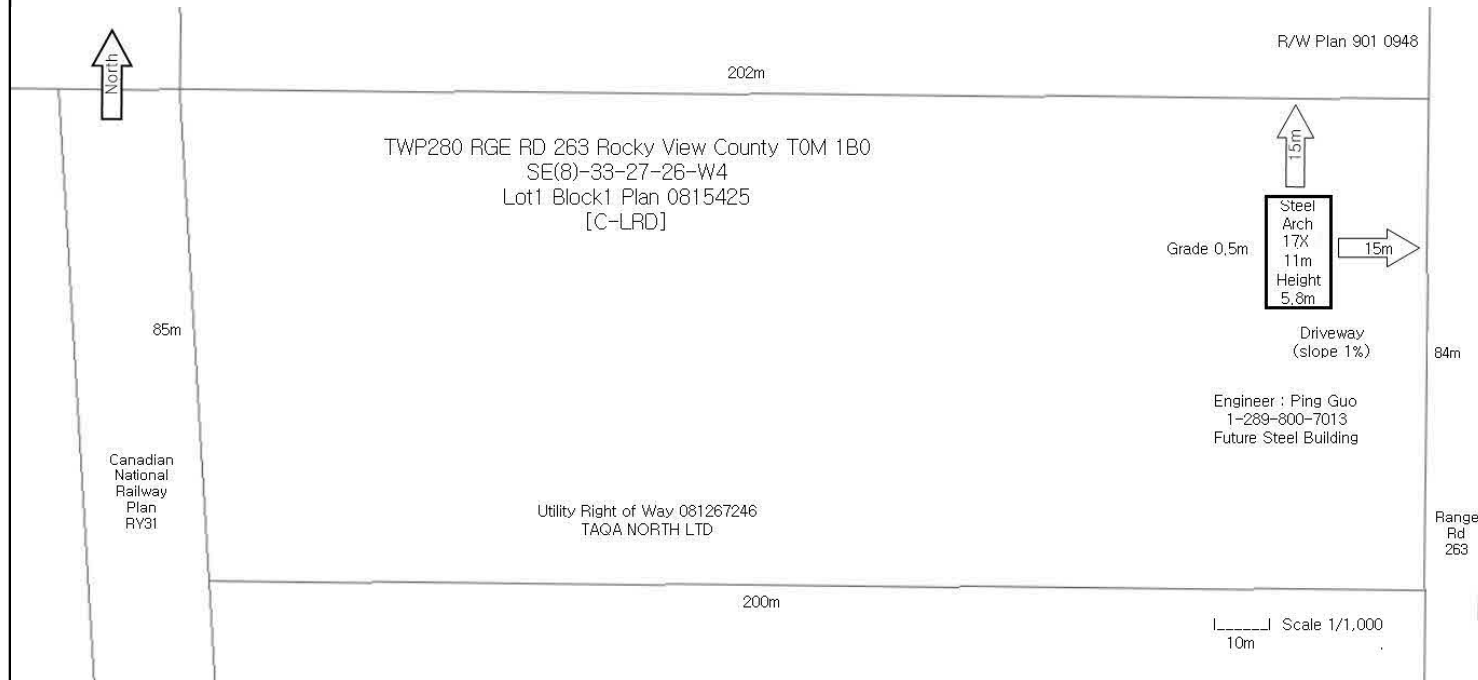
Division: 06  
Roll: 07133016  
File: PRDP20210768  
Printed: Mar 2, 2021  
Legal: Lot:1 Block:1  
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## Site Plan

### Development Proposal

Agriculture (General)



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**Cover Letter****Development Proposal**

Agriculture (General)

Development Permit Department

262075 Rocky View Point

Rocky View County AB T4A 0X2

Dear Sir or Madam,

I, the owner of the current vacant land addressed

TWP 280 RGE RD 263 Lot 1 Rocky View County AB T0M 1B0,

hereby apply for the permission of the development of the property. Please accept this amended application and discard the previous documents which were submitted on Feb 26, 2021. As your request, I attached the application of 'Change of Use' and the size of the building is decreased as same as the use changed land. The other information is intact. I am sorry for bothering you by changing the plan.

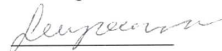
The use changed land and the prospective building on it will solely be used as a general agricultural operation. It is a ready manufactured steel arch Quonset (2,016 sq ft) which will be assembled on the site. It will be used as a barn in which chickens or ducks will be raised.

The usage of the other area of the lot needs not be changed because the agricultural activity will be limited only inside the barn.

I will pay the fee by a Credit Card whose information is attached with this application.

Please reply at [REDACTED] when you need any more documents or information from me.

Best regards,



YOON SOO LEE

March 1, 2021

*Note: First two digits of the Plan Number indicate the year of subdivision registration.*

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## Site Photos

### Development Proposal

Agriculture (General)



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