

PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 5
DATE:	January 26, 2022	APPLICATION: PRDP20215518
FILE:	06532001	
SUBJECT:	Dwelling, Manufactured (existing) / Discretionary use with no Variances	

APPLICATION: Dwelling, Manufactured (existing), located in a Riparian Protection Area.

GENERAL LOCATION: Located approximately 1.61 km (1.00 mile) north of Township Road 264 and on the west side of Range Road 14.

LAND USE DESIGNATION: A-SML p8.1

EXECUTIVE SUMMARY: The application is for the renewal of an existing Dwelling, Manufactured located in a Riparian Protection Area.

The subject dwelling was placed on the subject parcel in 2004 under an issued Building Permit. The subject dwelling remained as the principal dwelling until 2017, when it was converted to a secondary residence through an issued Development Permit, upon the construction of the westerly principal dwelling. The Mobile Home Development Permit was valid until March 7, 2019. A renewal application was never submitted to the County. As the dwelling remained on-site without a valid approval, the file was forwarded to Development Compliance for bylaw enforcement action.

Administration received the subject renewal application on November 11, 2021. On January 6, 2022, an on-site inspection of the subject parcel was conducted by Development Services. No changes to the dwelling were observed, and the dwelling did not appear to negatively impact the surrounding Riparian Protection Area. County Engineering Services did not state any concerns in their comments as part of the file circulation process.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20215518 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20215518 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

Jeevan Wareh, Planning & Development Services



AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

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

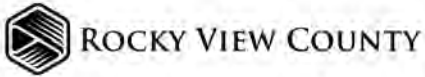
APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan (County Plan); • Land Use Bylaw C-8000-2020; • County Servicing Standards; • Riparian Land Conservation and Management (Policy C-419) 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
DISCRETIONARY USE: <ul style="list-style-type: none"> • Dwelling, Manufactured 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Municipal Planning Commission

Additional Review Considerations

Land Use Bylaw C-8000-2020:

Section 209) For any development within the Riparian Protection Area the Development Authority shall require a Development Permit to be issued subject to conditions the Development Authority deems necessary for the purpose of minimizing the impact of the development on the Riparian Protection Area. The Development Permit conditions may include but are not limited to:

- a) Preservation of natural vegetation,*
- b) Sediment and erosion control during construction,*
- c) Siting of construction equipment away from a watercourse, and*
- d) Siting of proposed development away from a watercourse.*



Upon implementation of the County's new Land Use Bylaw C-8000-2020, *Mobile Home for Farm Help* is no longer a listed use within the bylaw and was replaced with *dwelling, manufactured*.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Dominic Kazmierczak"

"Brock Beach"

Manager
Planning

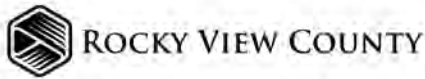
Acting Executive Director
Community Development Services

JW/lh

ATTACHMENTS

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information

**ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS****Description:**

1. That the dwelling, manufactured, may remain on the parcel in accordance with the approved site plan and the minimum setback requirements of the Land Use Bylaw.

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 the Applicant/Owner shall minimize disturbance to the riparian area and follow the statements as per the County's Riparian Land Conservation and Management Policy (C-419). That the site shall incorporate best management practices for erosion and sedimentation control onsite, to mitigate any potential impact to the riparian protection area. These practices shall be followed to minimize impacts to adjacent lots and nearby watercourses including the Nose Creek Tributary.
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. *Note, the municipal address for the dwelling, manufactured is 31 HARMEN LANE.*

Advisory:

- That the occupancy of the dwelling, manufactured shall be in accordance with the Alberta Building Code and any permitting requirements. (Note: year-round occupancy of Park Models is not permitted).
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. Should the Applicant/Owner propose new development that has a direct impact on the onsite wetland or the Nose Creek Tributary, the Applicant/Owner shall be responsible for obtaining all required Alberta and Environment Park approvals.



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Bancroft, Laura & Joel D	OWNER: Bancroft, Laura & Joel D
DATE APPLICATION RECEIVED: November 11, 2021	DATE DEEMED COMPLETE: December 10, 2021
GROSS AREA: ± 8.10 hectares (± 20.02 acres)	LEGAL DESCRIPTION: Lot:1 Block:4 Plan:1711320, SE-32-26-01-W05M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <p>March 7, 2018: Development Permit (PRDP20174391) issued for a Farm Dwelling, Mobile Home (existing).</p> <p>November 30, 2017: Building Permit (PRBD20174547) issued for a Dwelling, Single Detached.</p> <p>July 26, 2016: Application for a subdivision to create a ± 8.10 hectare (± 20.01 acre) parcel (Lot 1) with a ± 37.32 hectare (± 92.23 acre) remainder (Lot 2) was approved.</p> <p>June 14, 2016: Application to redesignate a portion of SE-32-26-01-W5M from Ranch and Farm District (RF) to Agricultural Holding District (AH) was approved.</p> <p>February 17, 2005: Development Permit (2004-DP-11083) issued for a Breeding Kennel.</p> <p>February 15, 2005: Application to adjust the boundaries between Lot 4 Plan 8811133 and the remainder lands in SE 32-26-1-W5M to create a ± 29.8 acre Agricultural Holdings parcel with a ± 112.2 acre Ranch and Farm District remainder was approved.</p> <p>December 7, 2004: Application to redesignate the subject lands from Ranch and Farm District and Residential One District to Ranch and Farm Two District and Agricultural Holdings District was approved.</p> <p>April 29, 2004: Building Permit (2004-BP-17305) issued for a Mobile Home.</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>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.</p>	

Development Proposal

Dwelling, Manufactured
(existing), located in a
Riparian Protection Area

Division: 5
Roll: 06532001
File: PRDP20215518
Printed: Jan 6, 2022
Legal: Lot:1 Block:4
Plan:1711320 within SE-32-
26-01-W05M





Landowner Circulation Area

Development Proposal

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Legend

Support

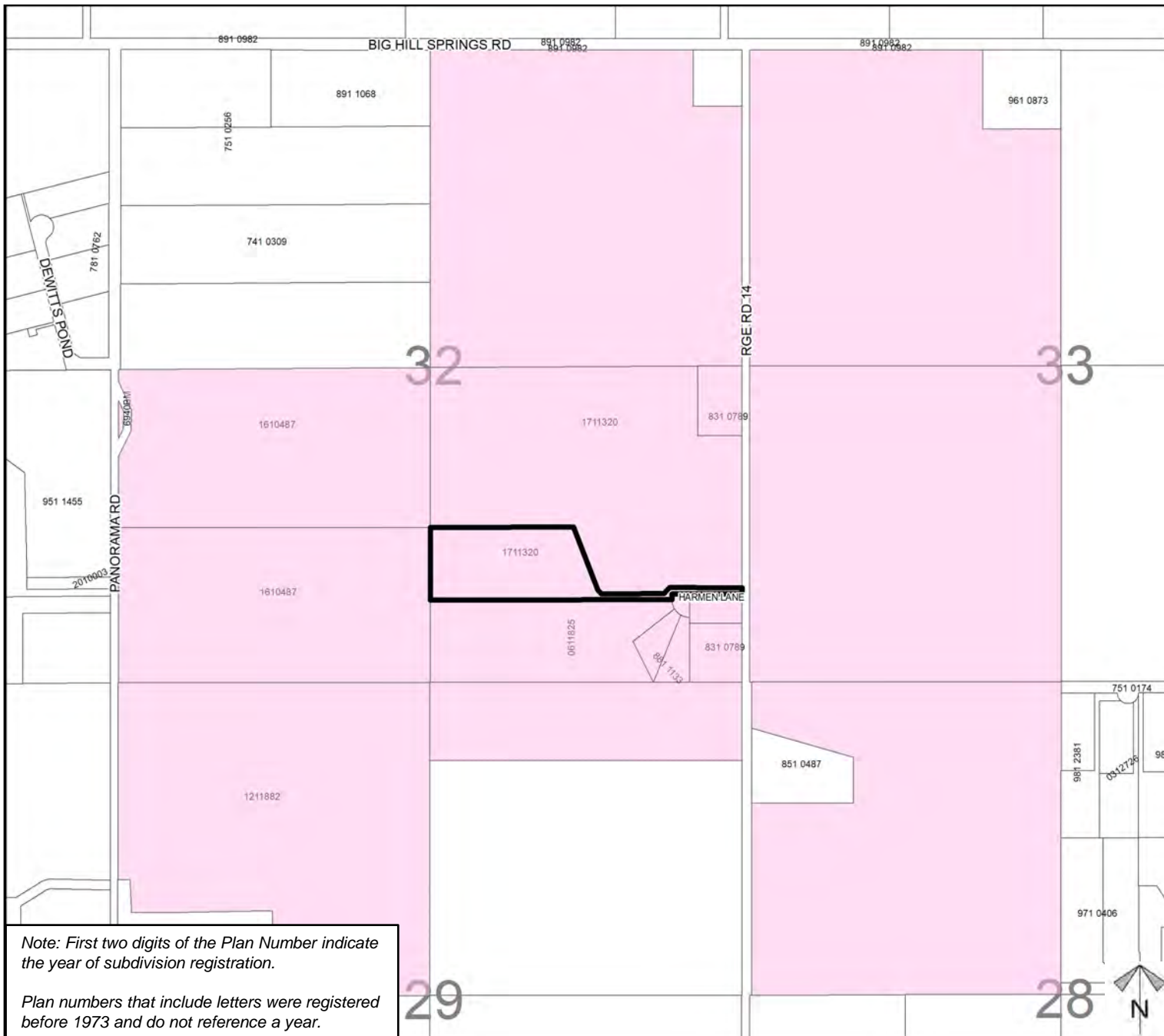


Not Support



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.



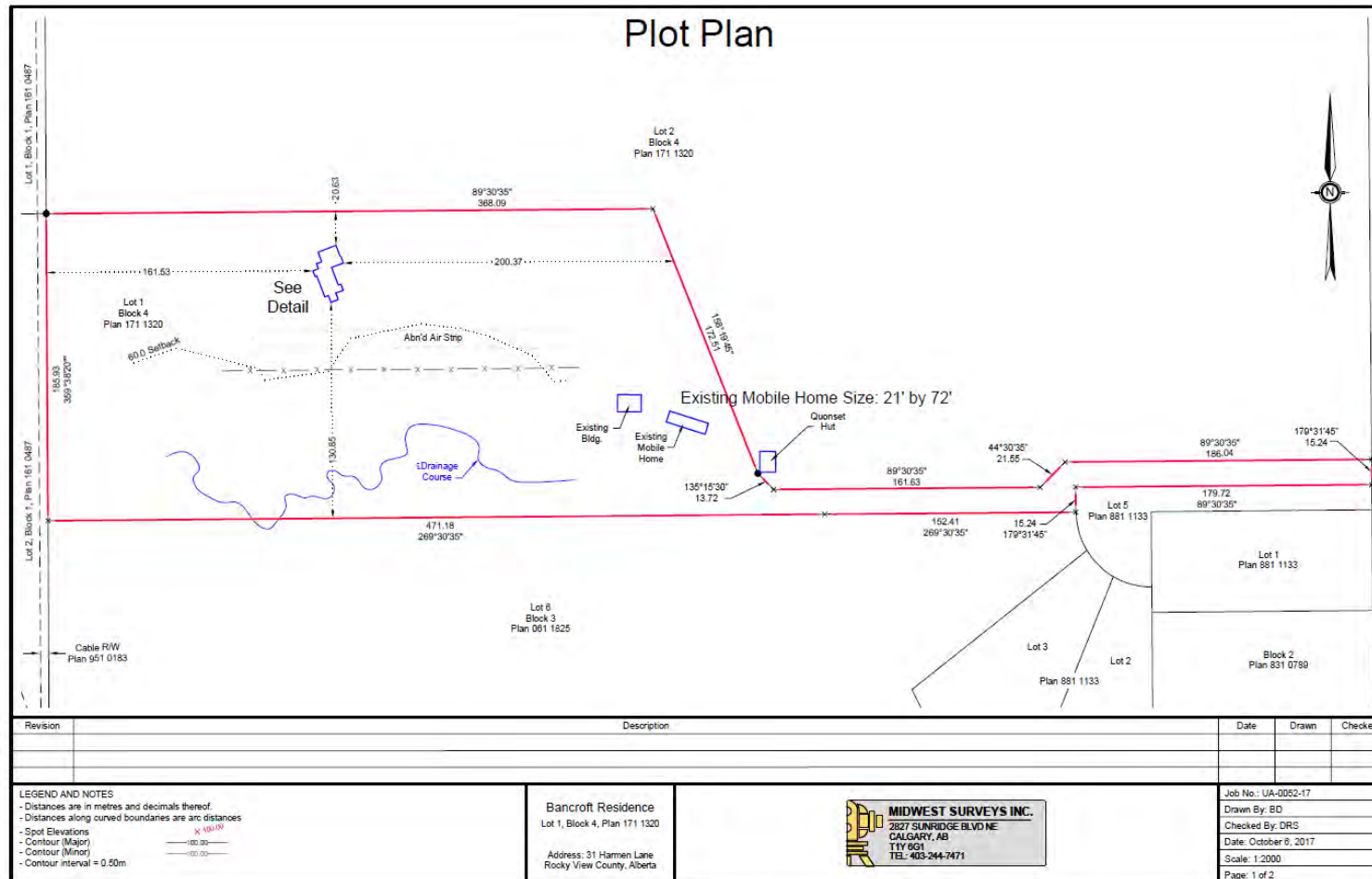
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Site Plan

Development Proposal

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Inspection Photos

January 6, 2022

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Application Photos

January 17, 2022

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