

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DIVISION: 6
SUBJECT: Development Item: Dwelling, Manufactured
USE: Discretionary use, with no Variances

DATE: November 12, 2020
APPLICATION: PRDP20203089

APPLICATION: Dwelling, Manufactured

GENERAL LOCATION: located approximately 1.21 km (3/4 mile) south of Twp. Rd. 270 and on the west side of Rge. Rd. 283.

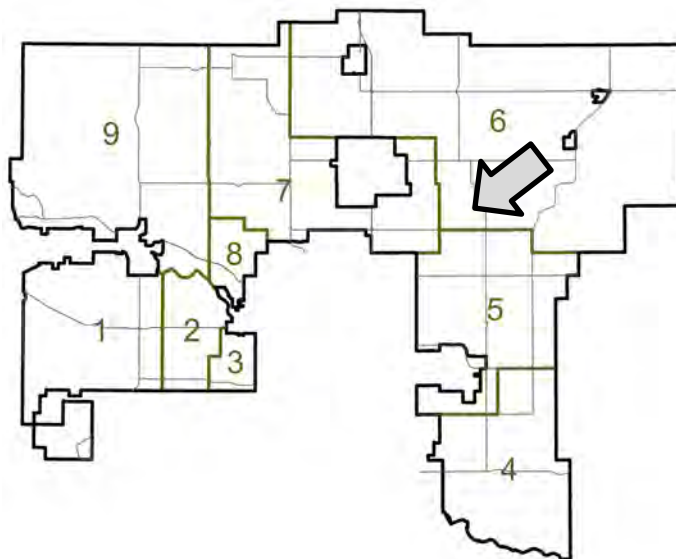
LAND USE DESIGNATION: Agriculture, General (A-GEN) under Land Use Bylaw C-8000-2020.

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

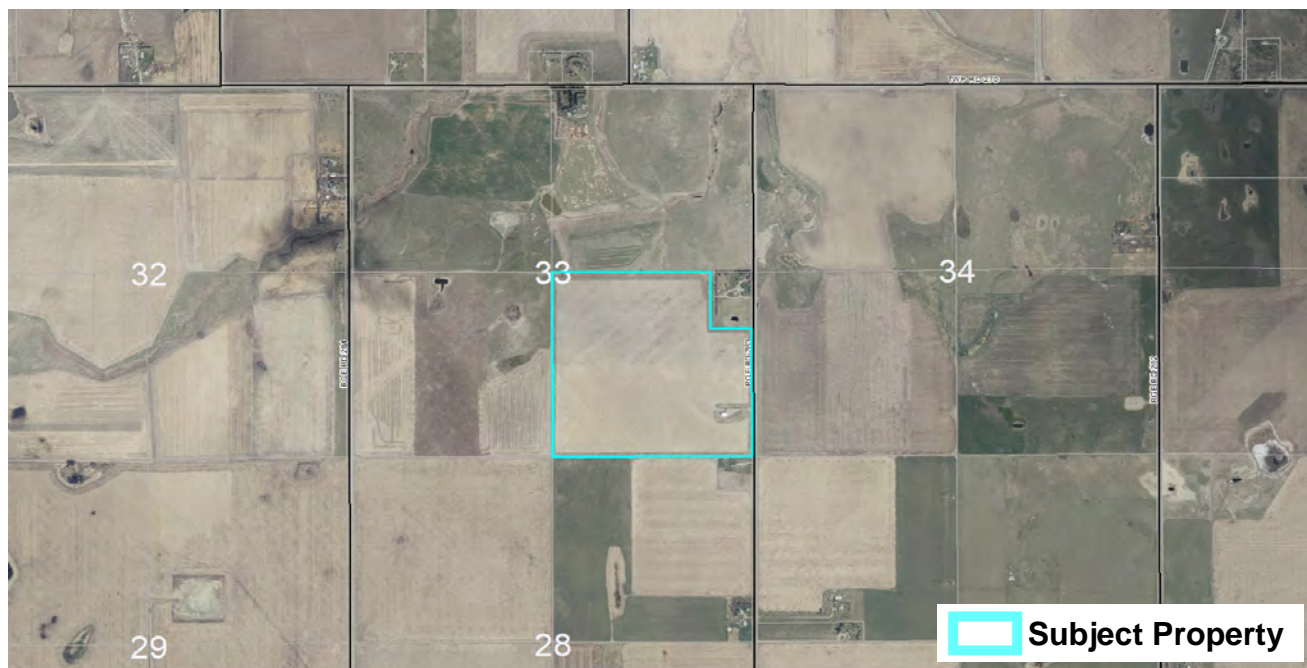
OPTIONS:

Option #1: THAT Development Permit Application PRDP20203089 be approved with the conditions noted in the Development Permit Report, attached.

Option #2: THAT Development Permit Application PRDP20203089 be refused as per the reasons noted.



AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Wayne Van Dijk, Planning and Development Services

DEVELOPMENT PERMIT REPORT

Application Date: October 5, 2020	File: 06333005
Application: PRDP20203089	Applicant/Owner: Pete & Shayla Ottens
Legal Description: SE-33-26-28 W4M Municipal Address: 265035 Rge. Rd. 283	General Location: located approximately 1.21 km (3/4 mile) south of Twp. Rd. 270 and on the west side of Rge. Rd. 283.
Land Use Designation: Agriculture, General District (A-GEN) under Land Use Bylaw C-8000-2020.	Gross Area: ± 60.71 hectares (± 150.02 acres)
File Manager: Wayne Van Dijk	Division: 6

PROPOSAL:

The application is for a Dwelling, Manufactured to be placed on the parcel of land located at 265035 Rge. Rd. 283. *Note: the application was assessed in accordance with Land Use Bylaw C-8000-2020*

The Applicant proposes to move a new 111.50 sq. m (1,200.00 sq. ft.) manufactured dwelling onto the parcel.

From reviewing aerial imagery and the submitted site plan, there is currently a shop 290.00 sq. m (3,121.53 sq. ft.) [14.5 m. x 20 m. (48 ft. x 66 ft.)] that was approved under Farm Building Permit, FBL20090819_918. There are no other structures located on the parcel.

The Applicant has confirmed that there will be no new approach to the proposed manufactured dwelling and that access to the proposed dwelling will be via the existing approach.

Land Use Bylaw C-8000-2020

Section 304 Discretionary Uses

Dwelling, Manufactured

Section 306 Maximum Density

a) *On parcels greater than or equal to 32.4 ha (80.0 ac.), a maximum of 4 Dwelling Units- two Dwelling, Single Detached and two other Dwelling Units*

There is currently one accessory building (shop) [detailed above] located on the parcel.

Section 308 Minimum Setbacks

Permitted	Proposed	Variance (%)
Front Yard: 45.00 m (147.64 ft.)	98.50 m (320.00 ft.)	0
Side Yard: 6.00 m (19.69 ft.)	Side 1: Lots Side 2: 136.50 m (443.00 ft.)	0
Rear Yard: 15.00 m (49.21 ft.)	Lots	0

**STATUTORY PLANS:**

The site does not fall within any Area Structure Plan or Conceptual Schemes and was assessed utilizing the Land Use Bylaw (C-8000-2020).

INSPECTOR'S COMMENTS:

- No inspection completed at time of report writing

CIRCULATIONS:Development Compliance, Rocky View County

- No comments or concerns with the attached application.

No other comments received at time of report writing

OPTIONS:Option #1: (this would approve the proposed development)

APPROVAL subject to the following conditions:

Description:

1. That the Dwelling, Manufactured may be placed on the subject parcel, in general accordance with the site plan and the minimum setback requirements of the Land Use Bylaw.

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.
3. That the *Dwelling, Manufactured* shall not be used for *commercial* or *vacation rental* purposes at any time, unless approved by a Development Permit.

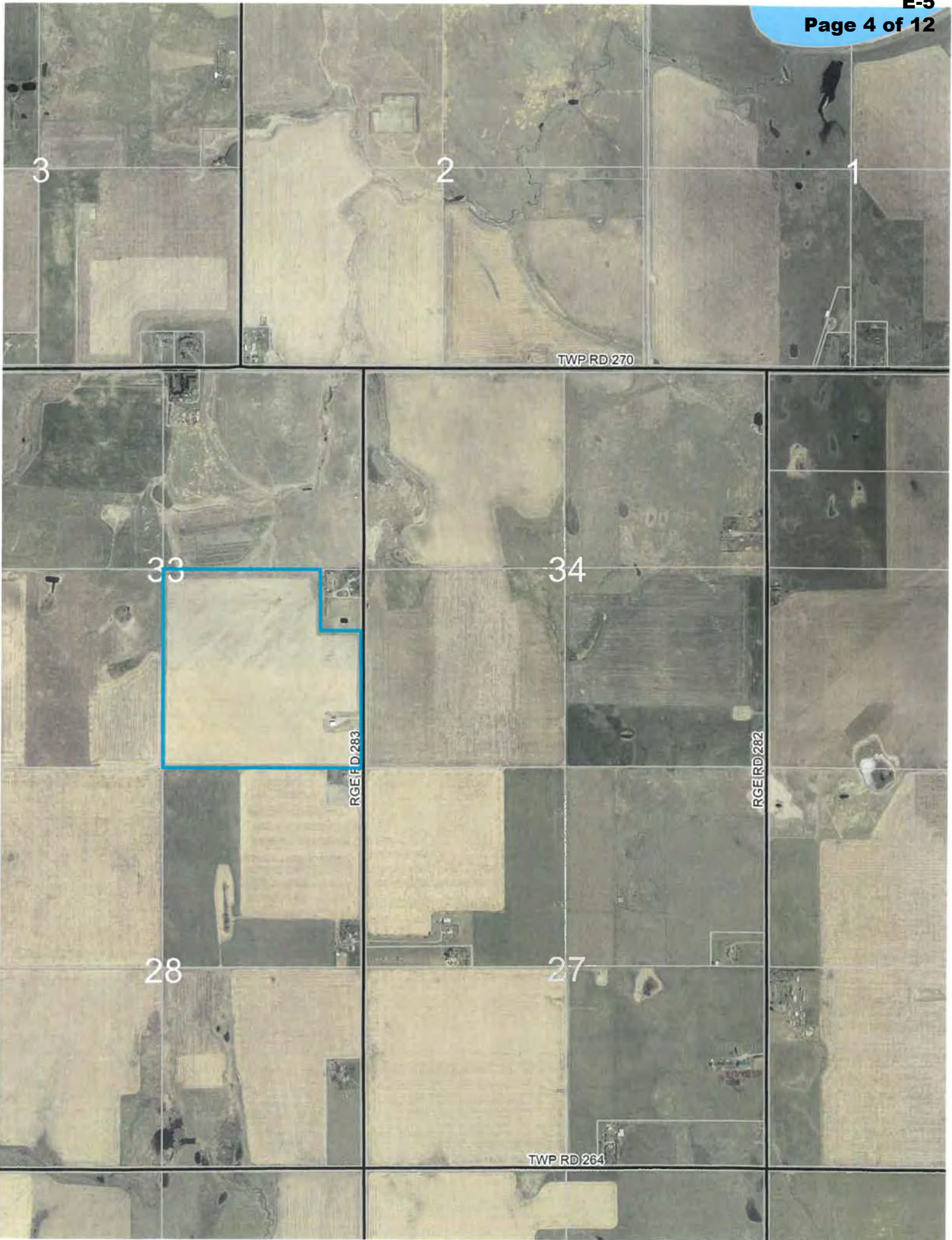
Advisory:

4. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
5. 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 Authority.

Option #2: (this would not allow the proposed development)

REFUSAL as per the following reasons:

1. That in the opinion of the Development Authority, 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.



33

ROE RD 283



ROCKY VIEW COUNTY

DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY	
APPLICATION NO.	20203089
ROLL NO.	06333 005
RENEWAL OF	
FEES PAID	\$315.00
DATE OF RECEIPT	Oct 5/20

APPLICANT/OWNER	
Applicant Name: <u>Pete Ottens / Shayla Ottens</u>	Email: _____
Business/Organization Name (if applicable): <u>Suck Truck Vac Services Ltd</u>	
Mailing Address: [REDACTED]	Postal Code: [REDACTED]
Telephone (Primary): [REDACTED]	Alternative: _____
Landowner Name(s) per title (if not the Applicant): <u>Suck Truck Vac Services Ltd.</u>	
Business/Organization Name (if applicable): _____	
Mailing Address: <u>Same as above</u>	Postal Code: _____
Telephone (Primary): _____	Email: [REDACTED]
LEGAL LAND DESCRIPTION - Subject site	
All/part of: <u>SE 1/4</u>	Section: <u>33</u>
Township: <u>26</u>	Range: <u>28</u>
West of: <u>4</u>	Meridian
Division:	
All parts of Lot(s)/Unit(s):	Block: _____
Plan: <u>0714993</u>	Parcel Size (ac/ha): <u>150</u>
Municipal Address: <u>265035 RR 283 RUC</u>	Land Use District: <u>A9</u>
APPLICATION FOR - List use and scope of work	
<u>move in a manufactured Home</u>	
Variance Rationale included: <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	
DP Checklist Included: <input type="checkbox"/> YES <input type="checkbox"/> NO	
SITE INFORMATION	
a. Oil or gas wells present on or within 100 metres of the subject property(s)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
b. Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
c. Abandoned oil or gas well or pipeline present on the property (Well Map Viewer: https://extmapviewer.aer.ca/AERAbandonedWells/Index.html)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
d. Subject site has direct access to a developed Municipal Road (accessible public roadway)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
AUTHORIZATION	
I, <u>PETE OTTENS</u> (Full name in Block Capitals), hereby certify (initial below):	
<u>P.O.</u> That I am the registered owner OR _____ That I am authorized to act on the owner's behalf.	
<u>P.O.</u> That the information given on this form and related documents, is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.	
<u>P.O.</u> That I provide consent to the public release and disclosure of all information, including supporting documentation, submitted/contained within this application as part of the review process. I acknowledge that the information is collected in accordance with s.33(c) of the <i>Freedom of Information and Protection of Privacy Act</i> .	
<u>P.O.</u> Right of Entry: I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the <i>Municipal Government Act</i> .	
Applicant Signature <u>[Signature]</u>	Landowner Signature <u>[Signature]</u>
Date <u>Oct 3 2020</u>	Date <u>Oct 3 2020</u>



the
SUCK TRUCK
Septic & Vac Services



October 5 2020

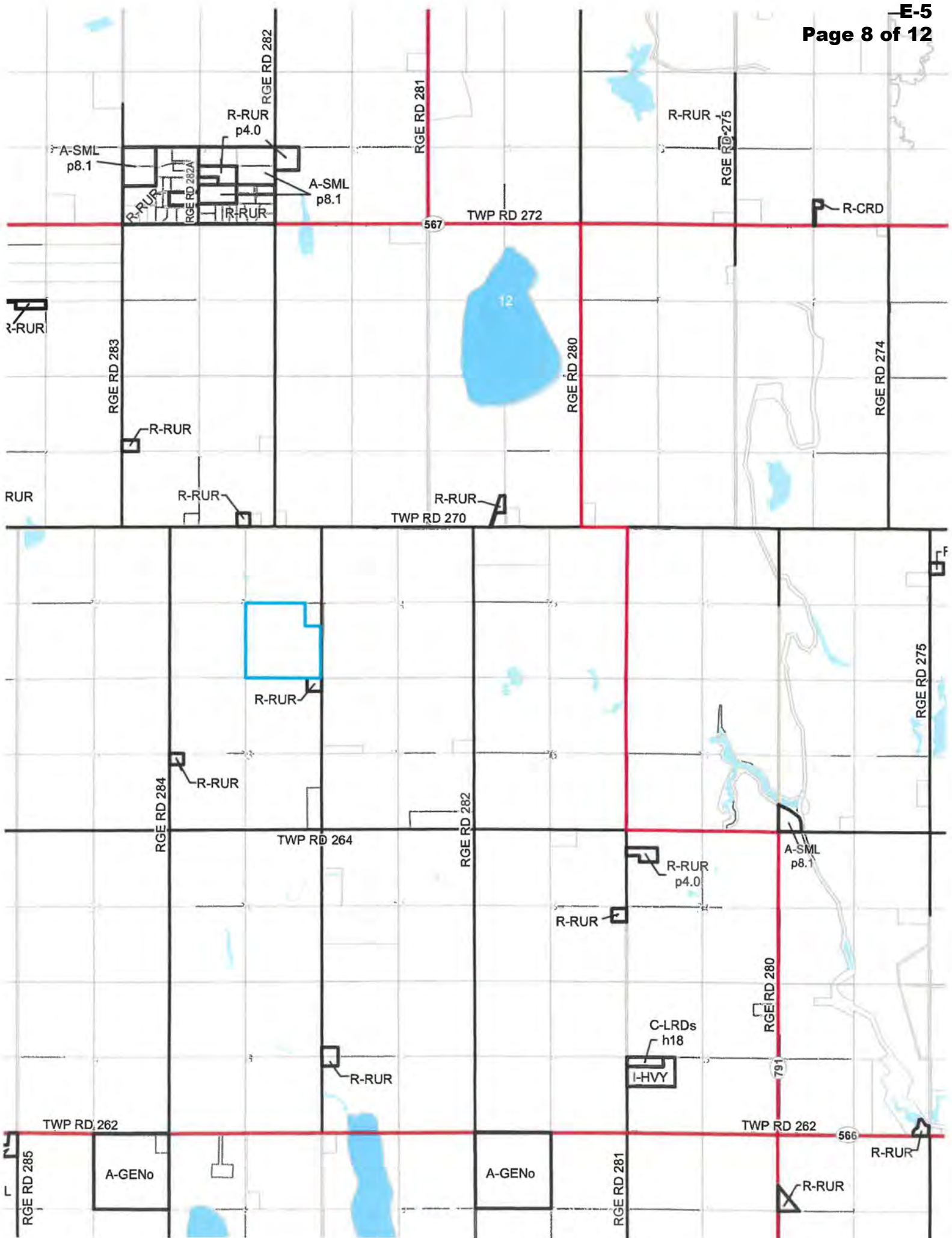
To: MD of Rockview County

Att: Natalie Robertson

I'm writing this cover letter to propose to the MD of Rockview the intent of receiving a development permit for moving in a new 1200 sq Ft (111.5 sq. meters) Manufactured House on to the Property of SE1/4, 33, 26, 28 W4. I've included pictures, proposed site plan and all necessary paper work.

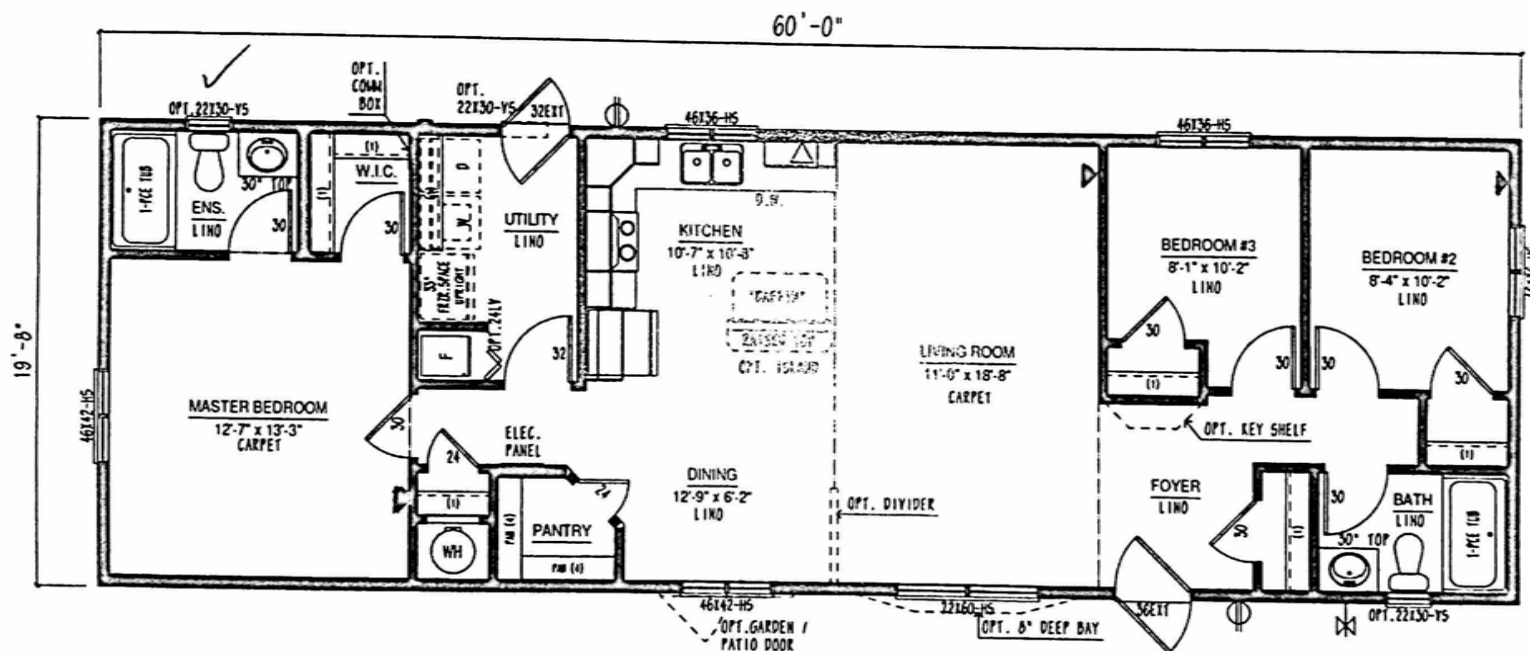
Thanks

Pete Ottens

1200 sqft.

- 2 Bathroom



Triple M Housing
www.triplemhousing.com







