

## PLANNING AND DEVELOPMENT SERVICES

**TO:** Municipal Planning Commission

**DATE:** December 10, 2020

**DIVISION:** 9

**APPLICATION:** PRDP20203505

**SUBJECT:** Development Item: *Dwelling, Manufactured*

**USE:** Discretionary use, No Variances

**APPLICATION:** Dwelling, Manufactured

**GENERAL LOCATION:** Located approximately 0.81 km (1/2 mile) west of Rge. Rd. 50 and on the north side of Twp. Rd. 280

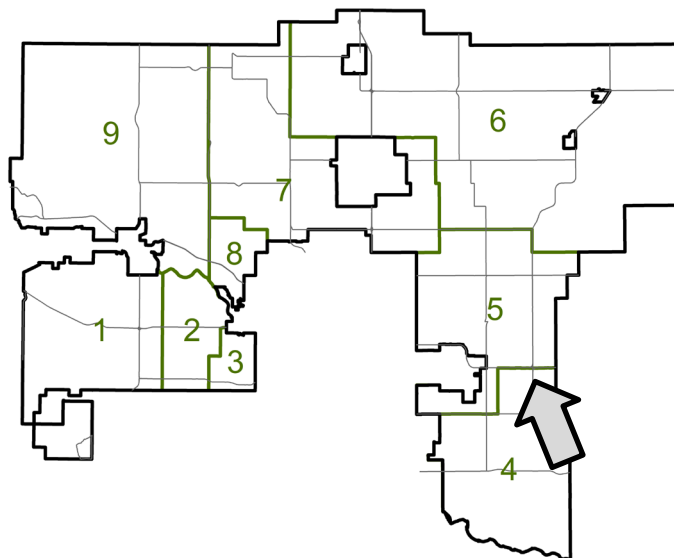
**LAND USE DESIGNATION:** Agricultural, General District (A-GEN) under Land Use Bylaw C-8000-2020.

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

### OPTIONS:

Option #1: THAT Development Permit Application PRDP20203505 be approved with the conditions noted in the Development Permit Report, attached.

Option #2: THAT Development Permit Application PRDP20203505 be refused as per the reasons noted.



### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Sandra Khouri – Planning and Development Services



## DEVELOPMENT PERMIT REPORT

<b>Application Date:</b> October 30, 2020	<b>File:</b> 08901006
<b>Application:</b> PRDP20203505	<b>Applicant/Owner:</b> Beattie, Scott & Kimberly
<b>Legal Description:</b> Lot 1, Block 1, Plan 1911018, SE-01-28-05-05	<b>General Location:</b> Located approximately 0.81 km (1/2 mile) west of Rge. Rd. 50 and on the north side of Twp. Rd. 280
<b>Land Use Designation:</b> Agricultural, General District (A-GEN)	<b>Gross Area:</b> ± 8.08 hectares (± 19.99 acres)
<b>File Manager:</b> Sandra Khouri	<b>Division:</b> 9

### PROPOSAL:

The proposal is for a Dwelling, Manufactured. The structure is a ready-to-move modular cottage that will be factory built and moved to the property. It will be placed on screw piles which are considered a permanent foundation. It is a two storey dwelling manufactured by Rustic Cabins in Red Deer County. It contains a loft and storage space on the top floor and has two bedrooms, one bathroom, a kitchen, and living area on the main floor.

### SITE DETAILS:

- Surrounded by agricultural parcels;
- A couple of waterbodies/wetlands noted; however, not in proximity to the proposed location of the dwelling;
- Undeveloped site;
- No oil & gas infrastructure.

### LAND USE BYLAW:

#### Part 8 Definitions

***“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 m<sup>2</sup> (399.34 ft<sup>2</sup>).

#### A-GEN Agricultural, General District

##### **304** Discretionary Uses

*Dwelling, Manufactured*

Requirements				
Section	Regulation	Required	Proposed	Variance
306	Maximum Density on parcels < 80 ac.	2 dwelling units	1 dwelling unit	0%



307	Maximum Building Height (dwelling units)	12.00 m (39.37 ft.)	5.33 m (17.50 ft.)	0%
308	Front Yard from County roads	45.00 m (147.64 ft.)	Lots	0%
308	Side Yard from other parcels	6.00 m (19.69 ft.)	Lots	0%
308	Rear Yard from other parcels	15.00 m (49.21 ft.)	Lots	0%

### STATUTORY PLANS:

The subject property is not located within any Statutory Plans. As such, the application was evaluated in accordance with the Land Use Bylaw.

### CIRCULATIONS:

#### Fire Services and Emergency Management Review

- The Fire Service has no comments at this time.

#### Capital Projects Management

- Capital Projects does not have any projects noted in that area.

### OPTIONS:

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

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



- 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.

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

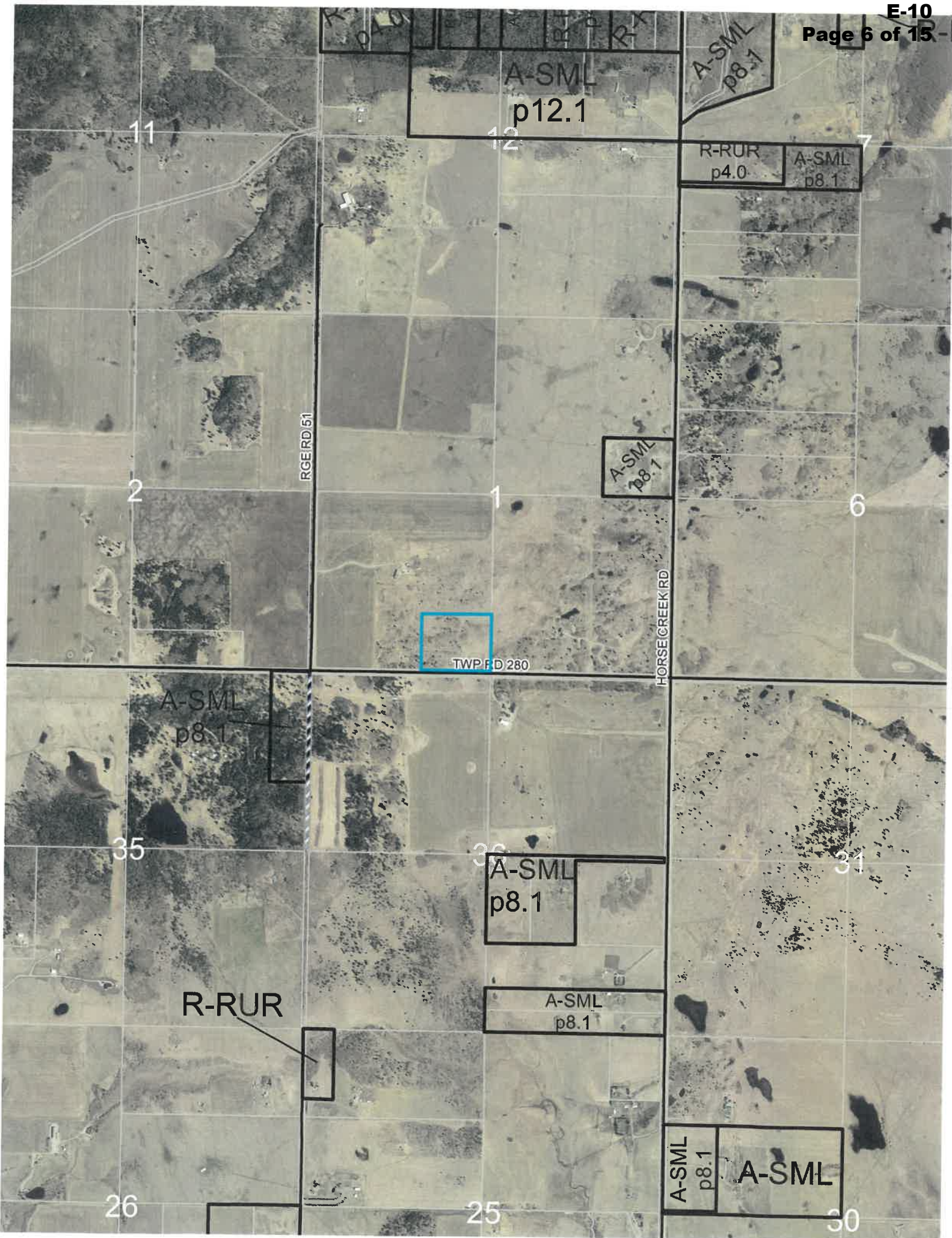
REFUSAL as per the following reasons:

- 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.









A-SML  
p12.1

A-SML  
p8.1

R-RUR  
p4.0

A-SML  
p8.1

A-SML  
p8.1

TWP RD 280

A-SML  
p8.1

A-SML  
p8.1

A-SML  
p8.1

R-RUR

A-SML  
p8.1

A-SML



# DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY

APPLICATION NO. **20203505**

ROLL NO. **08901006**

RENEWAL OF -

FEES PAID

DATE OF RECEIPT **Oct 30, 2020**

## APPLICANT/OWNER

Applicant Name: **Scott Beattie**

Business/Organization Name (if applicable):

Landowner Name(s) per title (if not the Applicant): **Scott Beattie**

Business/Organization Name (if applicable):

## LEGAL LAND DESCRIPTION - Subject site

All/part of:  $\frac{1}{4}$  Section: Township: **280** Range: **51** West of: Meridian Division:

All parts of Lot(s)/Unit(s): Block: **1** Plan: **1911018** Parcel Size (ac/ha): **20 ac**

Municipal Address:

Land Use District:

## APPLICATION FOR - List use and scope of work

**Move modular cabin onsite**

Variance Rationale included: ☐ YES ☐ NO ☒ N/A

DP Checklist Included: ☐ YES ☒ 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<br>(Well Map Viewer: <a href="https://extramapviewer.aer.ca/AERAbandonedWells/Index.html">https://extramapviewer.aer.ca/AERAbandonedWells/Index.html</a> ) | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| d. | Subject site has direct access to a developed Municipal Road (accessible public roadway)   | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

## AUTHORIZATION

I, **SCOTT BEATTIE** (Full name in Block Capitals), hereby certify (initial below):

- 83** That I am the registered owner OR \_\_\_\_\_ That I am authorized to act on the owner's behalf.
- 83** 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.
- 83** 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 *Freedom of Information and Protection of Privacy Act*.
- 83** 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 *Municipal Government Act*.

Applicant Signature

Date **Oct 30 2020**

Landowner Signature

Date **Oct 30 2020**

**Evan Neilsen**

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**From:** [REDACTED]  
**Sent:** October 13, 2020 3:50 PM  
**To:** Evan Neilsen  
**Subject:** [EXTERNAL] - I am sharing 'Scanned Document 35' with you  
**Attachments:** Scanned Document 35.pdf

Do not open links or attachments unless sender and content are known.

Hi Even, thanks so much for your help. Here are the plans for our modular cottage house that we'd like to move onto our property in Rocky View. We will of course be using this as our primary residence until next spring when we go to build a site build home.

The cottage is not designed to be moved again and will be on permit foundation, so in that respect it's more like a single family dwelling. The finishings on the document are all "options" and likely most will be completed after the main structure is delivered and set up on site.

Please let me know if we can proceed with a building permit application at this time.

Sincerely,

Kimberly Beattie

[REDACTED]

Sent from my Samsung Galaxy smartphone.





## LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0038 333 761

1911018;1;1

191 229 936

## LEGAL DESCRIPTION

PLAN 1911018

BLOCK 1

LOT 1

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 8.09 HECTARES (19.99 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 5;5;28;1;SW

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 191 092 760

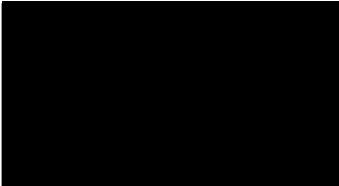
REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
191 229 936	12/11/2019	TRANSFER OF LAND	\$405,000	\$405,000

## OWNERS

SCOTT BEATTIE

AND

KIMBERLY BEATTIE



## ENCUMBRANCES, LIENS &amp; INTERESTS

## REGISTRATION

NUMBER

DATE (D/M/Y)

PARTICULARS

111 131 331	27/05/2011	UTILITY RIGHT OF WAY GRANTEE - COCHRANE LAKE GAS CO-OP LTD.
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( CONTINUED )

## ENCUMBRANCES, LIENS &amp; INTERESTS

PAGE 2

# 191 229 936

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
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191 092 761	16/05/2019	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - ROCKY VIEW COUNTY. 262075 ROCKY VIEW POINT ROCKY VIEW COUNTY ALBERTA T4A0X2
191 229 937	12/11/2019	MORTGAGE MORTGAGEE - TEODORO AMMIRATI SITE 15, BOX 18, RR 1 COCHRANE ALBERTA T4C1A1 ORIGINAL PRINCIPAL AMOUNT: \$315,000

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
 ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
 TITLE REPRESENTED HEREIN THIS 30 DAY OF  
 OCTOBER, 2020 AT 03:55 P.M.

ORDER NUMBER: 40420836

CUSTOMER FILE NUMBER: PRDP20203505



\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
 FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
 SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
 INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
 APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
 PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
 OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

**Rustic Cabins**  
**3320 Twp. Rd. 355**  
**Red Deer County, AB T4G 0N2**  
**403-896-8773**

**22 x 38 CSA A277 Modular Spec Sheet**

**July 16, 2020**

**Scott and Kim Beattie**  
**Airdrie, AB**

2 X 10 floor system 16"o.c. with R35 Batt insulation  
Underside of floor sheathed continuously with ½" plywood  
2 x 6 exterior wall framing 24" on centre with R22 Batt insulation  
1/2" plywood exterior wall sheathing  
2 x 4 interior wall framing 24"on centre  
vaulted truss roof 9/12 pitch, 3.5/12 on centre dormer R35 Batt Insulation  
All Weather windows, Terra 2750 series sliders, HS4V glass with grilles  
All Weather Strong Arm exterior entry doors  
Interior finished with 1X6 fir T&G  
1x3 fir baseboard, window and door trims  
LP Reserve siding with smart trim facias, window, door & corner trims  
1 bath with 5' tub/ shower combo, 24" vanity, toilet  
2 bedrooms on main floor  
Fir interior doors  
LED interior lighting  
kitchen and vanity cabinets by Big Bend Enterprises  
laminate counter tops  
29 gauge metal standing seam roof  
chimney kit installed for customer supplied wood stove  
Heat Recovery Ventilator, Electric Hot Water tank, 100 amp panel in mechanical room  
Electric baseboard heat  
custom ladder to loft  
custom entry bench / coat hooks  
42" high railings along front of loft  
Delivery and setup on screw pile foundation at your site NW of Cochrane

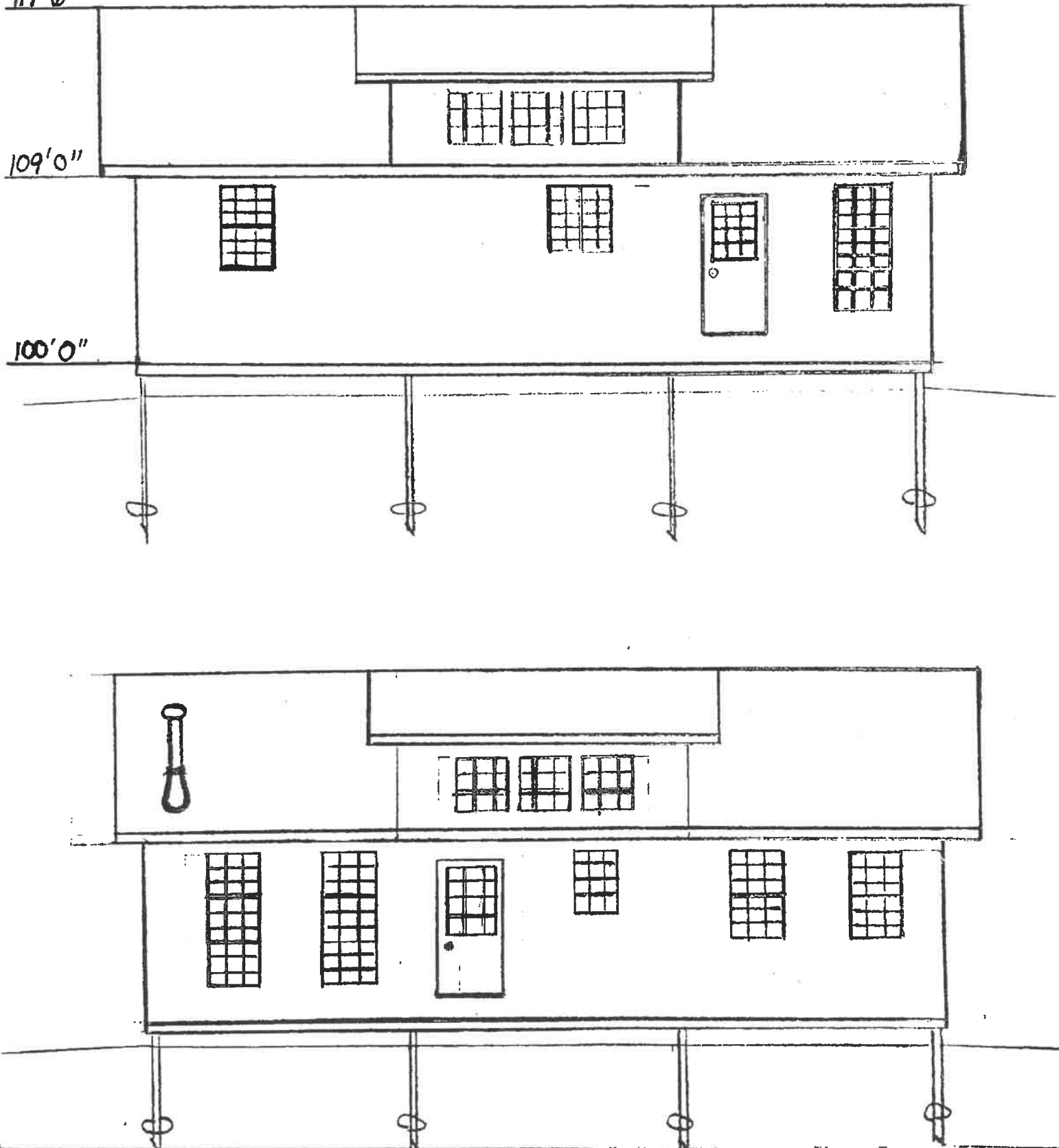


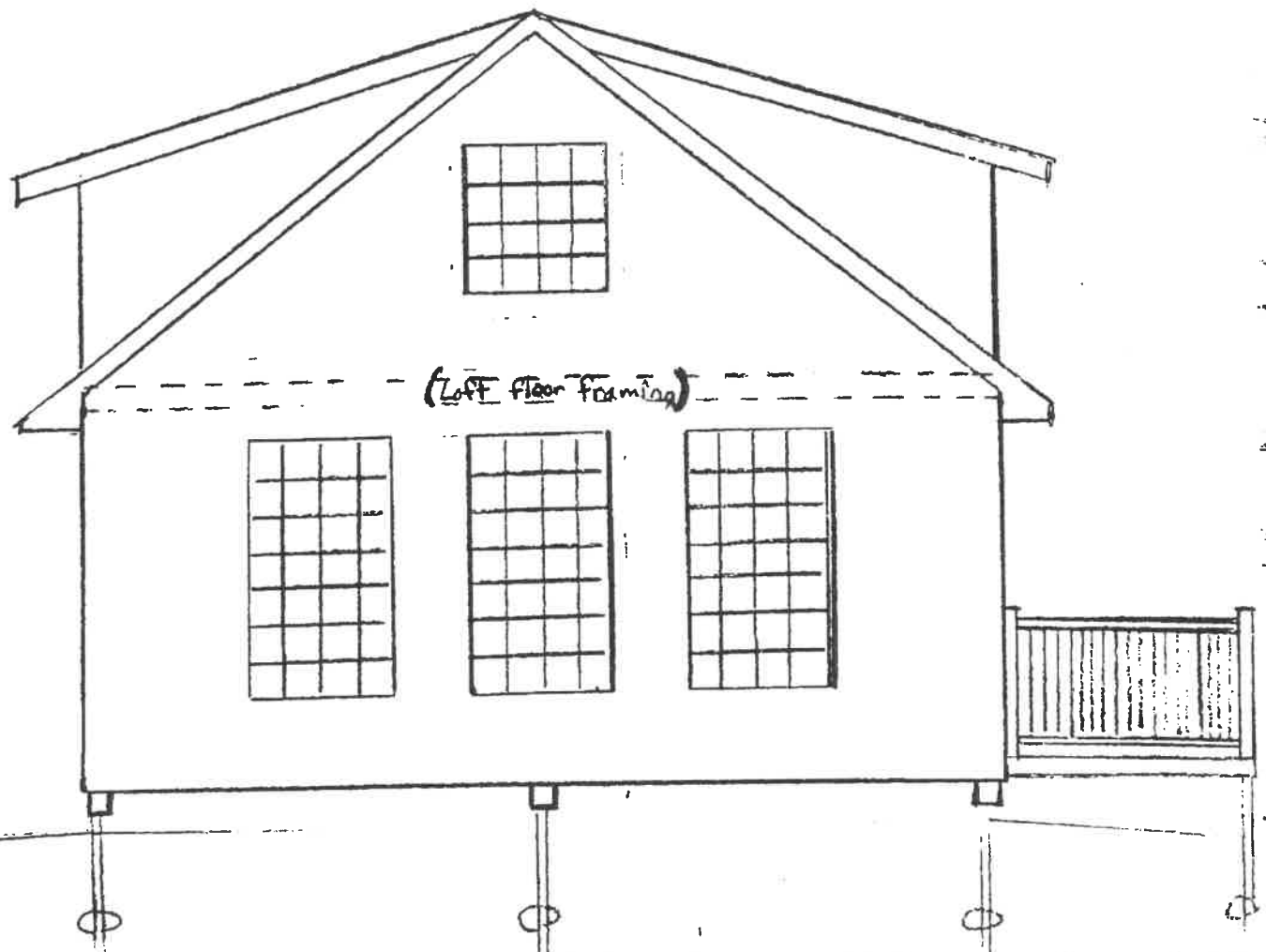
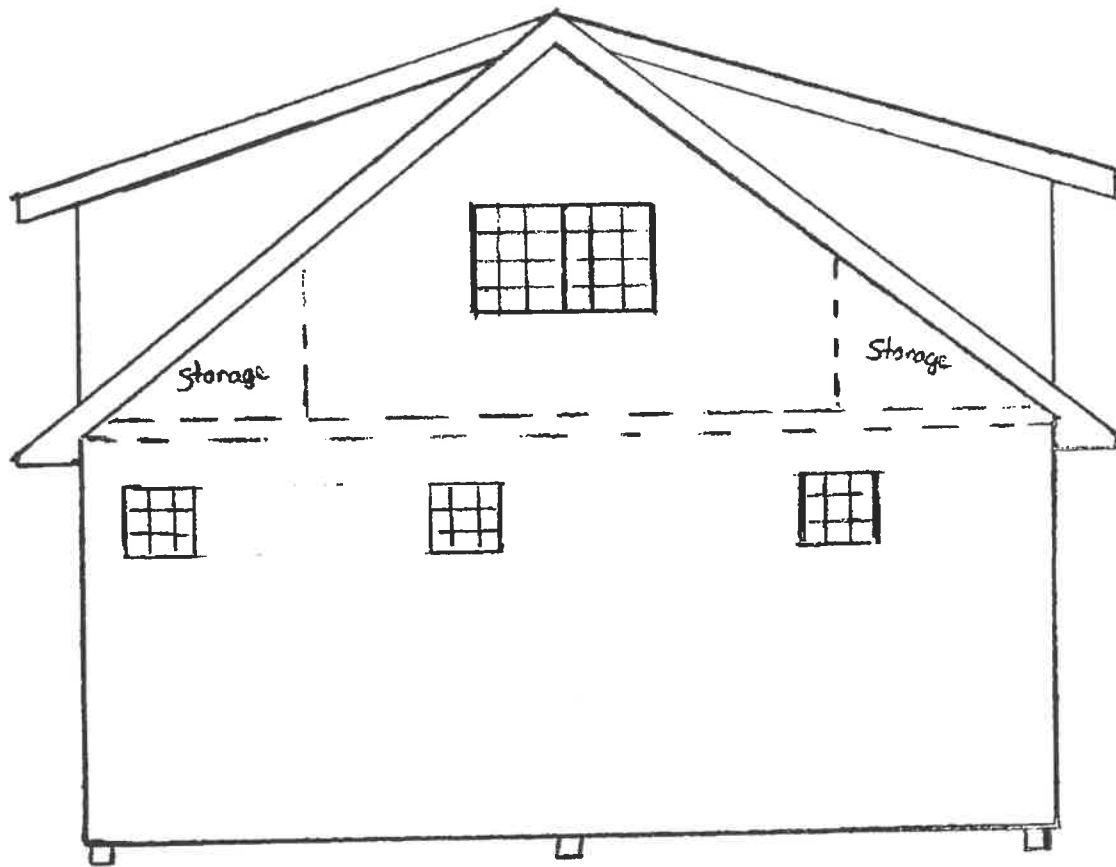
East & West Elevations  
Beattie Residence  
22x38 A277 Modular  
Cochrane, AB

117'6"

109'0"

100'0"

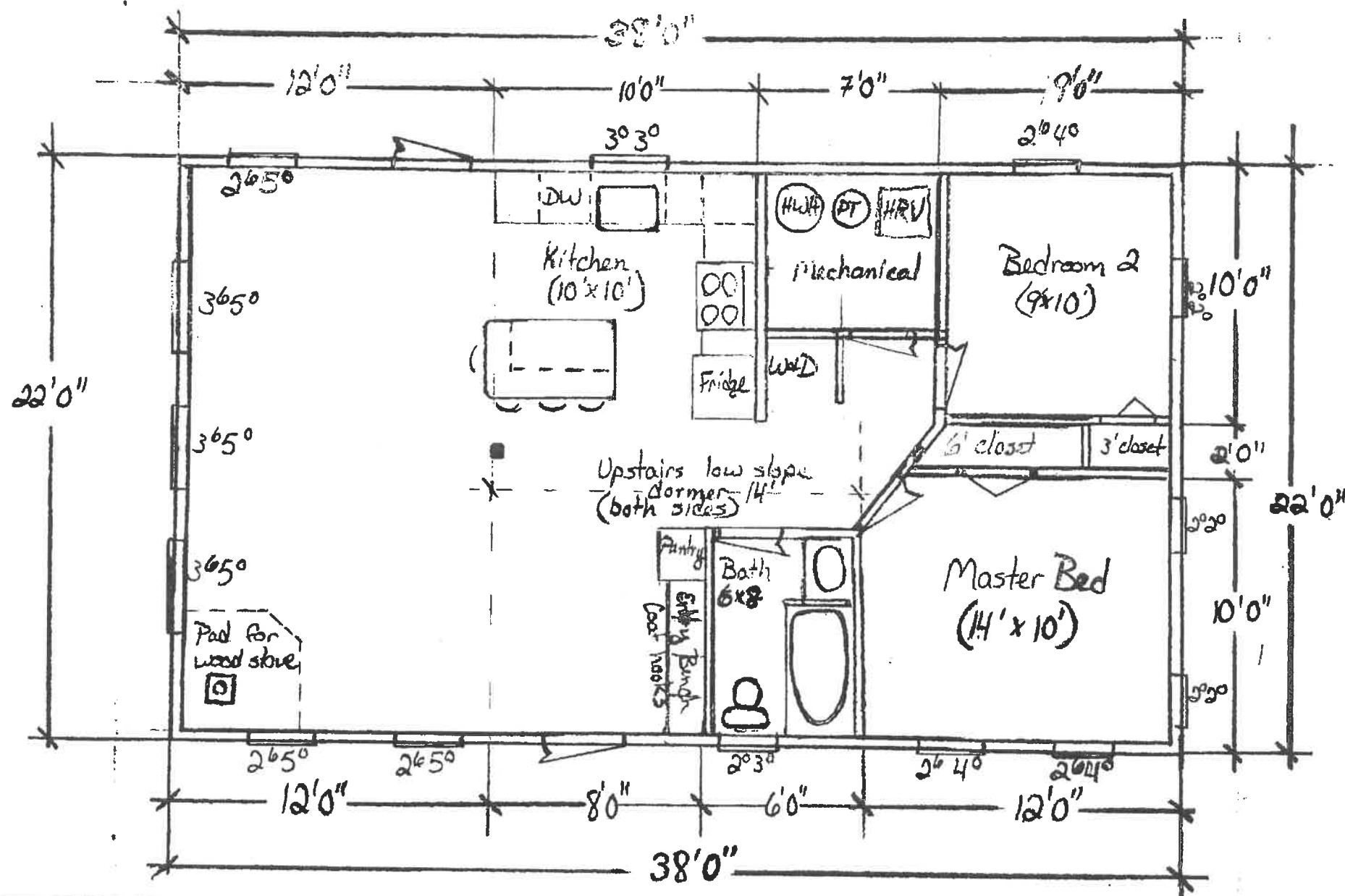




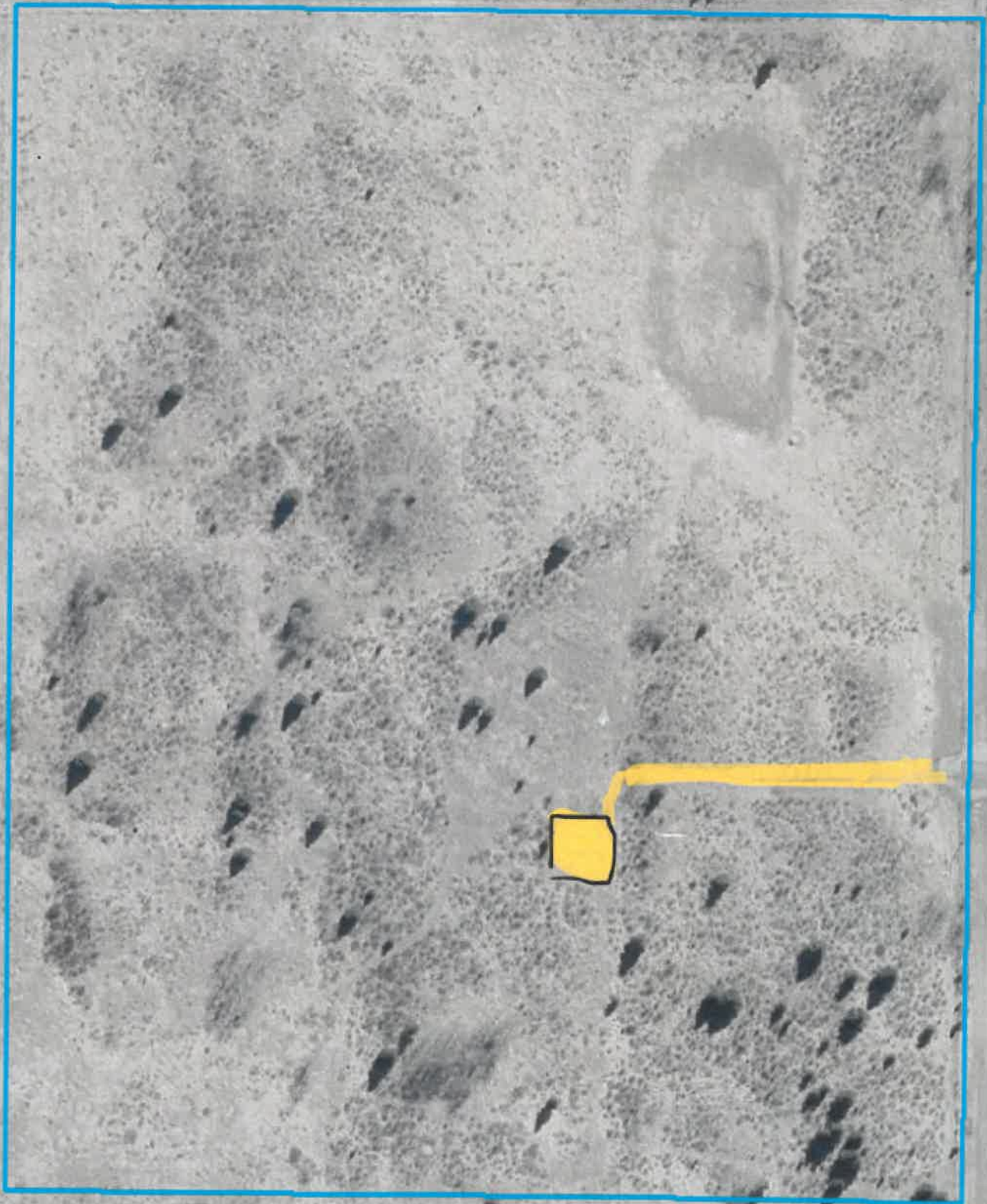
## Beattie Residence

22'x38' (830sq') CSA A277 Modular

437 sq' left







TWP RD 280