

Wheatland County

Request for Decision

Municipal Planning Commission

July 14, 2020

Report prepared by: Suzanne Hayes



DP 2020-065

File Number:	DP 2020-065	Division:	5
Proposal:	Dwelling, Accessory		
Location:	6 miles Northwest of Strathmore		
Legal Description:	Plan 121 3700, Block 1, Lot 1, SW-17-25-25-4		
Title Area:	3 Acre Parcel		
Existing Land Use:	Residential		
Proposed Parcels:	n/a		

Report

The applicants would like to place a new 1520 ft² manufactured dwelling as a second residence on a 1.21 hectare (3 acre) Country Residential (CR) parcel. The parcel has an existing 2150 ft² Single Family Dwelling, which will become the primary dwelling on the parcel.

The Dwelling, Accessory will share the water well with the primary dwelling but will have its own septic tank and field.

To allow for a second residence to be placed on a parcel which is less than 32.37 hectares (80 acres), one of the dwellings must be permitted as a Dwelling, Accessory.

The proposal meets all the requirements of the Land Use Bylaw, no variances have been requested.

Recommendation from Administration

THAT Municipal Planning Commission approve DP 2020-065 for a Dwelling, Accessory Subject to the following conditions:

1. This Development Permit is issued solely for a new manufactured dwelling to be the second residence on the property – Defined as a Dwelling, Accessory.
2. Development shall proceed according to Country Residential (CR) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
3. No variances have been granted.
4. No permanent development shall occur on or over any utility right of way or easement.
5. Applicant to ensure approach is developed to County standards. Please contact Wheatland County transportation & infrastructure assistant for details 403-934-3321.

Policy Analysis

CALGARY METROPOLITAN REGIONAL BOARD (CMRB): The application falls outside of the CMRB plan area.

MUNICIPAL DEVELOPMENT PLAN (MDP): The proposed Dwelling, Accessory aligns with Section 3.6.1 of the MDP as it ensures that Wheatland residents have access to a range of affordable housing types, and a diversity of housing choices, to accommodate all stages of life.

LAND USE BYLAW: Dwelling Accessory is a Discretionary Use in the Country Residential District (CR).

Definitions:

Dwelling, Accessory – means a detached dwelling unit that is located on the same parcel as a Dwelling, Primary and is considered accessory and subordinate to that primary dwelling. Only one Dwelling, Accessory is permitted per lot.

Dwelling, Primary – (for the purpose of Section 8.7 Dwelling, Accessory) A Dwelling, Primary must be one of the following types: Dwelling, Single Detached, Dwelling, Moved-On, or Dwelling Modular.

8.7 Dwelling, Accessory

8.7.1 General Regulations:

a) Existing Dwellings:

When an existing dwelling is not one of the allowable housing types identified in the Dwelling, Primary definition (Dwelling, Single Detached, Dwelling Moved-On or Dwelling, Modular) OR an existing dwelling is one of the allowable housing types but is smaller than a new dwelling;

- i. The applicant may apply for a permit to construct or place on the property a Dwelling, Primary (Dwelling, Single Detached, Dwelling Moved-On or Dwelling, Modular) and
- ii. As stipulated as a condition of approval for the new Dwelling, Primary, construction shall not commence until a Development Permit has been obtained for the existing dwelling to be issued a permit as a Dwelling, Accessory.
- iii. If for any reason the Dwelling, Primary is not constructed, the permit for the Dwelling, Accessory will be cancelled as per Section 6.2.1.

b) A Dwelling Accessory:

- i. Shall meet applicable Safety Codes and will require a Building Permit
- ii. Shall not be located on a property that already has a secondary suite
- iii. Shall have adequate water and sewer either through a shared or individual system
- iv. Shall be located within a building other than the primary dwelling or as a detached standalone unit. For example: A Dwelling, Accessory may be built on top of an accessory building or garage
- v. May require its own municipal address
- vi. Shall require one additional parking space for the residents
- vii. Shall follow the height and setback regulations in the applicable land use district, except where otherwise noted in this Bylaw.

8.7.2 Size:

- a)** Outside of a hamlet the gross floor area of a Dwelling, Accessory will be no more than 80% of the Gross Floor Area of the primary dwelling. *As defined in the definitions section.*

8.7.5 Additional Considerations:

- a) In considering a Development Permit application for a Dwelling, Accessory, the Development Authority has the discretion to consider such factors as:
- b) The effect of a Dwelling, Accessory on the character of a neighborhood and the cumulative effect of an additional dwelling within a specific location.
- c) The similarity of the Dwelling, Accessory to the principal dwelling or adjacent properties in architectural design, character, and appearance. For example: exterior wall materials, window types, door and window trims, roofing materials, and roof pitch.
- d) The location of the Dwelling, Accessory with preference for its close proximity to the principal dwelling so as to appear as a related building.
- e) The use of a shared approach.
- f) The availability of outdoor yard space that is useful for the residents of the Dwelling, Accessory.
- g) The provision of landscaping or screening to provide privacy between the Dwelling, Accessory and adjacent properties and dwellings.
- h) Other such considerations as the Development Authority may deem to be relevant

8.7.6 Existing Temporary Dwellings or Existing Dwelling, Manufactured to be utilized as a Dwelling, Accessory (as per 8.6.1 a):

- a) At the discretion of the Development Authority, an existing Temporary Dwelling or an existing Dwelling Manufactured (as per 8.6.1 a) may be issued a permit as a Dwelling, Accessory even though it does not meet all of the provisions of this bylaw but will be evaluated in consideration of the following:
 - i. The existing dwelling was onsite prior to the date of the adoption of the current Land Use Bylaw.
 - ii. There have been no complaints from adjacent residents regarding the existing dwelling
 - iii. The existing dwelling has been well maintained and repaired as required
 - iv. The Development Authority may require a Safety Codes Inspection of an existing dwelling if deemed necessary.

- The proposed application is a discretionary use listed within the Country Residential (CR) District.
- The proposed Dwelling, Accessory fits with the context of the area, which is primarily residential and agricultural in nature.

Technical Review

- The parcel is accessed via RR 255 and shares a driveway with the primary residence.
- Both residences will share the existing water well but will have their own septic tank and field.

Circulation Comments

AGENCY CIRCULATION	
Not Performed	No Concerns.
INTERNAL CIRCULATION	
Internal File Review	No Concerns.
NEIGHBOUR CIRCULATION	
To adjacent neighbors within 1 mile	No Comments Received at the time of this report.

Response Options

Option 1: THAT MPC accepts/approves the recommendation as proposed.

Option 2: THAT MPC does not accept/approve the recommendation as proposed.

Option 3: THAT MPC accepts/approves an alternate recommendation of MPC's choosing.

Follow-up Action / Communications

Advise applicant of the decision.

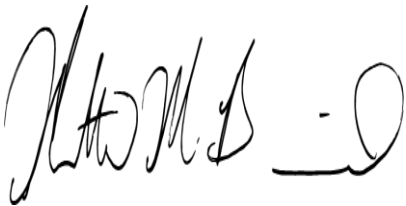
Report Approval Details

Document Title:	DP 2020-065.docx
Attachments:	- Appendices for Report DP 2020-065.docx
Final Approval Date:	Jun 24, 2020

This report and all of its attachments were approved and signed as outlined below:

A handwritten signature in black ink, appearing to read "Sherry Baers". The script is cursive and fluid.

Sherry Baers

A handwritten signature in black ink, appearing to read "Matthew Boscarol". The script is cursive and fluid.

Matthew Boscarol