



WHEATLAND COUNTY

Where There's Room to Grow



Request for Decision

December 10, 2019

Resolution No. _____

Date Prepared November 25, 2019

Subject

Decision-making topic title

DP 2019-168 The purpose of this application to obtain approval for a used Dwelling Modular within the hamlet of Gleichen - Defined as Dwelling, Modular.

Location: Plan 821 0968, Block 4, Lot 1, Gleichen

Recommendation

Clear resolution answering – what/who/how/when

RECOMMENDATION: That Municipal Planning Commission choose Option #1 to approve DP 2019-168, for a Dwelling, Modular subject to conditions noted in Appendix A of the Development Permit Report.

GM Comments

Any additional comments regarding the reason for the recommendation

RECOMMENDATION

Report/Document: Attached ☒ Available ☐ None ☐

Key Issue(s) / Concepts Defined

Define the topic, reference background material and state question to be answered

The applicants are proposing to move a 1260 sq. ft. modular home onto a bare lot within the hamlet of Gleichen. The home was constructed in 2001 and meets the A277 requirement and all other provisions of the Land Use Bylaw. Because the proposed dwelling is a used home (has been previously occupied on another site), Wheatland County will require a refundable deposit (if the application is approved) until all the exterior finishes are completed.

Relevant Policy / Practices / Legislation

Cite existing policies, practices and/or legislation

Strategic Relevance

Reference to goals or priorities of current work program

N/A

Response Options and Desired Outcome(s)

Main result, along with highlighted requisites and benefits

OPTIONS:

Staff proposes the following 3 possible options for Municipal Planning Commission to consider:

Option #1: That Municipal Planning Commission approve DP 2019-168, for a Dwelling, Modular subject to conditions noted in Appendix A of the Development Permit Report and that:

- with the stated conditions of approval, the Development Authority has determined that the proposed Dwelling, Modular complies with the County's Land Use Bylaw rules and regulations.

Option #2: That Municipal Planning Commission refuse the application with reasons given.

Option #3: That Municipal Planning Commission provide an alternative recommendation of Municipal Planning Commission's choosing.

RECOMMENDATION: That Municipal Planning Commission choose Option #1 to approve DP 2019-168, for a Dwelling, Modular subject to conditions noted in Appendix A of the Development Permit Report based on the following;

- The proposed Dwelling, Accessory aligns with 3.61 of the MDP.
- The proposed application aligns with the prescribed uses of the Hamlet Residential General (HRG) District and all other mandatory provisions of the Land Use Bylaw.
- The proposed Dwelling, Accessory fits with the context of the area, which is primarily residential in nature.

IMPLICATIONS OF RECOMMENDATION**General**

Consequences to community, overall organization and/or other agencies

N/A

Organizational

Policy change or staff workload requirements

N/A

Financial

Current and/or future budget impact

N/A

Environmental, Staff and Public Safety

Consequences for the environment, consideration of effects on the safety of staff and the public

N/A

Follow-up Action / Communications

Timelines, decision-making milestones and key products

Advise applicant of the decision.

Submitted
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