



WHEATLAND COUNTY

Where There's Room to Grow



DEVELOPMENT PERMIT REPORT

Municipal Planning Commission
December 10, 2019

DEVELOPMENT PERMIT NUMBER: DP 2019-168

PROPOSAL: Dwelling, Modular (Used)

LEGAL DESCRIPTION: Plan 821 0968, Block 4, Lot 1, Gleichen

LOCATION: Within the hamlet of Gleichen

PARCEL SIZE: 6238 sq. ft.

ZONING: Hamlet Residential General (HRG)

DETAILS OF PROPOSAL:

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.

Within the LUB a modular home is defined as follows:

***Dwelling Modular** means a residential building containing one dwelling unit built in a factory in one or more sections, suitable for long term occupancy, and designed to be transported to a suitable site. Modular Dwellings, must confirm to CSA A277 standards and have a minimum floor area length to width ratio of 3:1. This definition also includes Ready-to-mote (RTM) dwellings.*

The proposed dwelling meets the requirements of the Land Use Bylaw for a modular dwelling, no variances have been requested.

RELEVANT POLICY/LEGISLATION

CALGARY METROPOLITAN REGIONAL BOARD (CMRB):

The proposal 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.

AREA STRUCTURE PLAN (ASP)

The application falls outside of any area structure plans.

LAND USE BYLAW (LUB):

The subject property has a land use designation of Hamlet Residential (HRG). A Dwelling, Modular is a Discretionary Use in this District.

9.12 Hamlet Residential General District (HRG)



Purpose and Intent

The purpose and intent of this district is to promote and accommodate low density residential development located in Hamlets.

Permitted and Discretionary Uses

- a) The following uses shall be permitted or discretionary with or without conditions provided that the application complies with the regulations of this district and this Bylaw:

| Permitted | Discretionary |
|---|---------------------------------------|
| Accessory Building / Structure | Bed and Breakfast |
| Day Home | Dwelling, Modular |
| Dwelling, Duplex | Dwelling, Moved On |
| Dwelling, Secondary Suite | Dwelling, Accessory |
| Dwelling, Semi-Detached | Home Sales Center |
| Dwelling, Single Detached | Home-Based Business, Type 2 |
| Greenhouse, Private | Signs requiring a Development Permit^ |
| Show Home | Tower |
| Solar Panel, Structure Mount ¹ | |
| Solar Panel, Ground Mount ¹ | |
| Signs not requiring a Development Permit ¹ | |
| Stripping and Grading ¹ | |
| WECS (micro) ¹ | |
| WECS Category 1 ¹ | |

8.9 Dwelling, Modular

- 8.9.1 All modular dwellings shall have Canadian Standards Association (CSA) certification and meet A277 standards. This information must be provided with a Development Permit application in the form of a picture of the related sticker.
- 8.9.2 The Development Authority reserves the right to refuse a Development Permit for a modular dwelling that is of poor appearance or conditions.
- 8.9.3 The placement of a modular dwelling on a foundation or base must be done in accordance with the requirements of the Alberta Safety Codes Act and is the responsibility of the owner.
- 8.9.4 The roofline of any addition to a modular dwelling shall not exceed the maximum building height of the district where the modular dwelling will be relocated to.
- 8.9.5 All modular dwellings shall be skirted from the ground to floor level with a durable finish that complements the existing exterior finish of the modular dwelling.
- 8.9.6 For used modular dwellings, a financial security shall be taken as per the Wheatland County Master Fee Schedule. This shall be refunded once all applicable conditions of the Development Permit are met and all exterior features are completed to the satisfaction of the Development Officer.

CIRCULATION COMMENTS:

| AGENCY CIRCULATION | |
|---------------------------|---------------|
| Alberta Transportation | Not performed |
| INTERNAL CIRCULATION | |
| Internal File Review | No Concerns |
| NEIGHBOUR CIRCULATION | |
| To adjacent landowners +1 | No Concerns |

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.

Appendix A:

Option #1:

1. This Development Permit is issued solely for the purpose of allowing a used modular dwelling to be moved to a bare lot - Defined as a Dwelling, Modular.
2. No variances have been granted.
3. Development shall proceed according to Hamlet Residential General (HRG) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
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.
6. Used dwelling deposit of \$5000 to be submitted and refunded upon:
 - a) Foundation finished with appropriate material.
 - b) Exterior stairs to be installed (if required).
 - c) Exterior finish (IE: siding) to the satisfaction of the Development Officer.
 - d) All roofing, windows and paint completed to the satisfaction of the Development Officer.
 - e) Any other requirements as deemed necessary by the Development Officer.
7. Applicant to submit applicable fees related to utility connection, meter refundable deposit, and meter fee in accordance with the Master Fee schedule.

NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO ALBERTA SAFETY CODE REGULATIONS.
- DEVELOPMENT SHALL MEET ALL PROVINCIAL AND FEDERAL LEGISLATION.

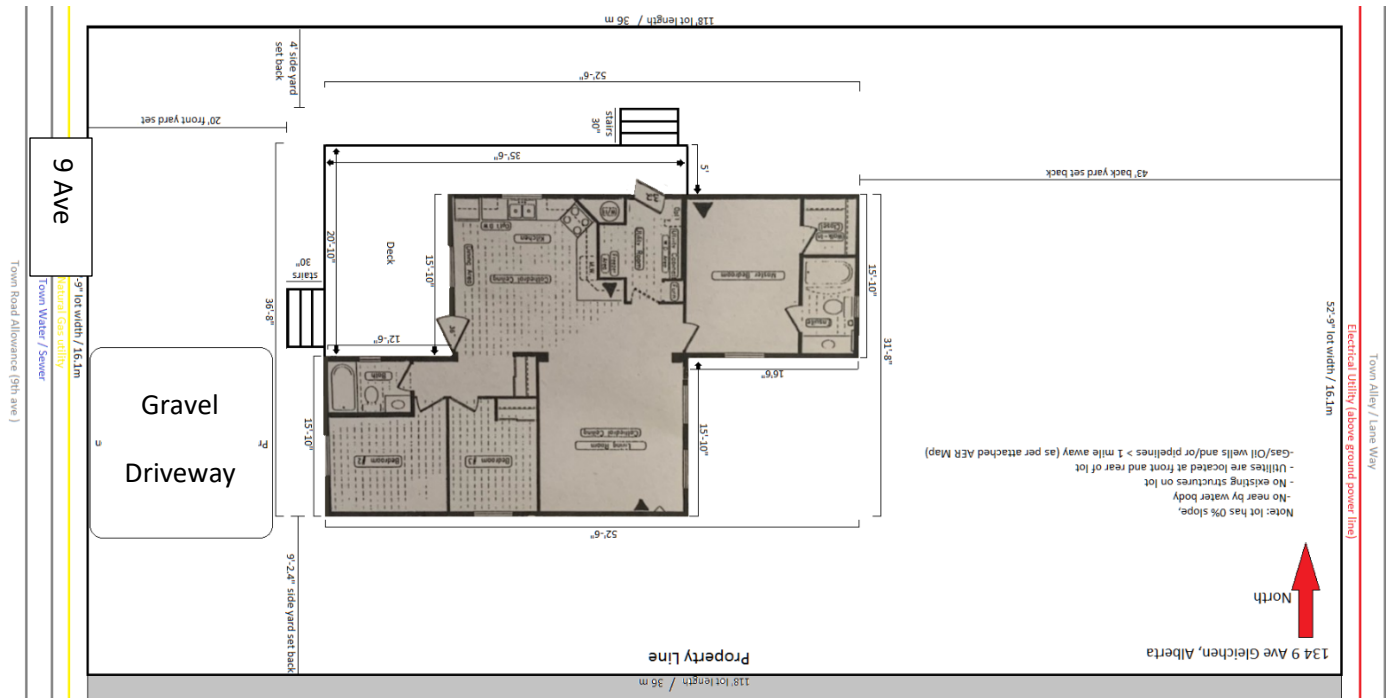


Suzanne Hayes, Development Officer

Appendix B: Location Plan



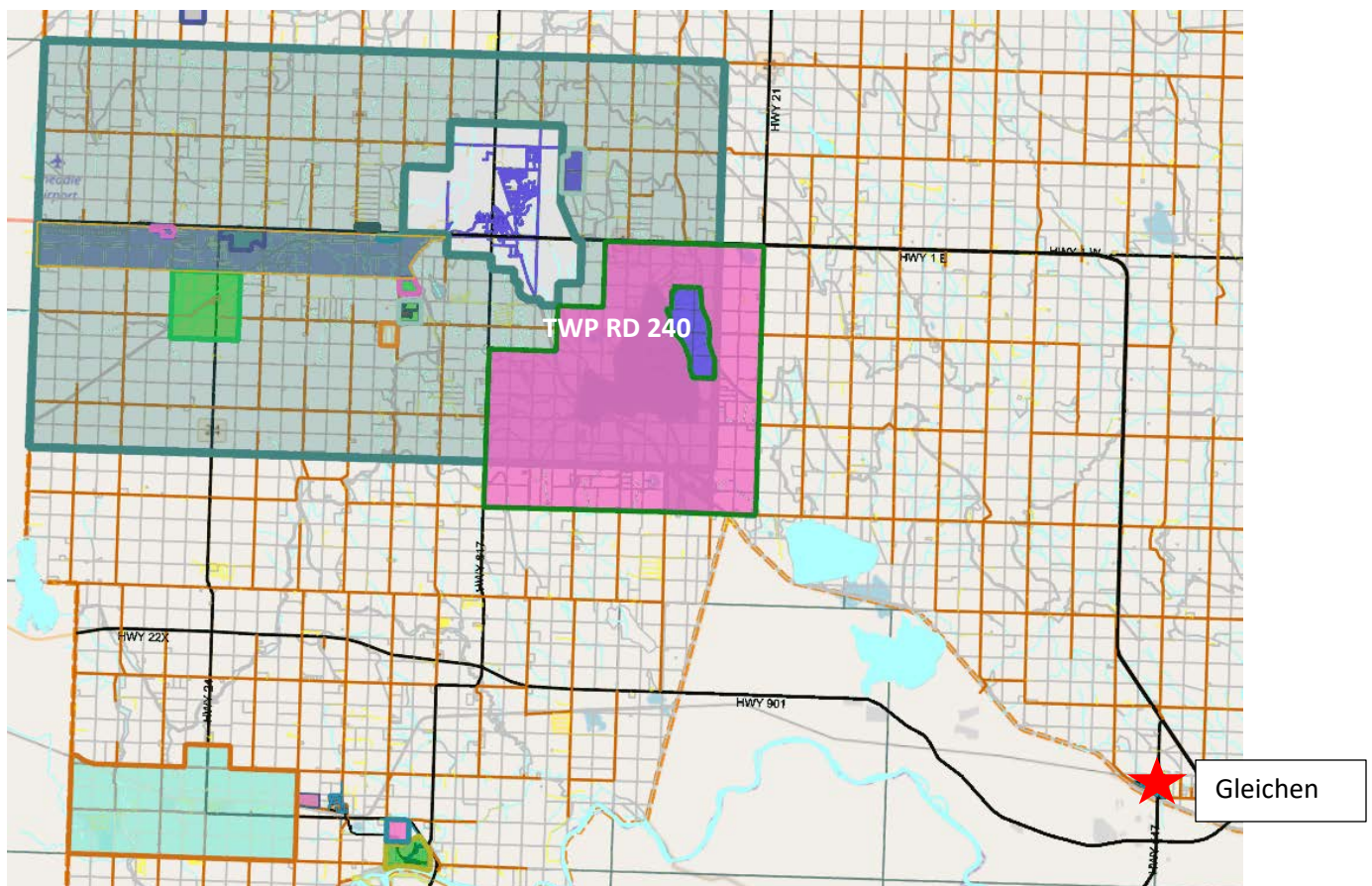
Appendix C: Site Plan



Appendix D: Aerial Photo



Appendix E: CMRB and ASP (subject parcel indicated by red star)



Appendix G: Circulation Area



Appendix H: Photos

