



# WHEATLAND COUNTY

Where There's Room to Grow

## Request for Decision

February 11, 2020

Resolution No. \_\_\_\_\_

Date Prepared January 29, 2020

### Subject

Decision-making topic title

**DP 2020-001** The applicant is proposing to construct a 576 ft<sup>2</sup> Dwelling, Accessory to be located on the upper floor of an existing accessory building.

**Location:** Plan 754N, Block B, Lot 1-5, Within the Hamlet of Cheadle

### Recommendation

Clear resolution answering – what/who/how/when

**RECOMMENDATION: That Municipal Planning Commission choose Option #1 to approve DP 2020-001 for a Dwelling, Accessory 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

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Available

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None

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### Key Issue(s) / Concepts Defined

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

The applicant is proposing to construct a 576 ft<sup>2</sup> Dwelling, Accessory to be located on the upper floor of an existing accessory building (permit issued in 2012). The proposal meets all of the requirements of the Land Use Bylaw, no variances have been requested.

### Relevant Policy / Practices / Legislation

Cite existing policies, practices and/or legislation

#### CMRB:

No review required by the Board.

#### MUNICIPAL DEVELOPMENT PLAN (MDP):

Section 3.6.1 Residential Development Objectives

#### CHEADLE AREA STRUCTURE PLAN:

Section 3 Residential Development

**LAND USE BYLAW (LUB) 2016-01:**

9.12 Hamlet Residential General District – Discretionary Use

8.7 Dwelling, Accessory

**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 Council approve DP 2020-001:

Resolution 1: THAT Municipal Planning Commission approve DP 2020-001 for a Dwelling, Accessory subject to conditions noted in Appendix A.

Option #2: THAT Municipal Planning Commission refuse DP 2020-001 with reasons given.

Option #3: THAT Municipal Planning Commission provide an alternative recommendation.

**RECOMMENDATION:**

That Municipal Planning Commission choose Option #1 to approve DP 2020-001 for a Dwelling, Accessory subject to conditions noted in Appendix A of the Development Permit Report based on the following:

- The proposed application aligns with 3.61 of the MDP.
- The proposed Dwelling, Accessory fits with the context of the area, which is primarily residential.
- With the stated conditions of approval, the Development Authority has determined that the proposal complies with intent of the County's Land Use Bylaw rules and regulations.
- The applicant will be required to obtain the required safety code permits.

**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  
by:



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Suzanne Hayes  
Development Officer

Reviewed  
by:



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Sherry Baers  
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Codes Services



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