



WHEATLAND COUNTY

Where There's Room to Grow



DEVELOPMENT PERMIT REPORT

Municipal Planning Commission

March 10, 2020

DEVELOPMENT PERMIT NUMBER: DP 2020-009

PROPOSAL: Dwelling, Moved-On

LEGAL DESCRIPTION: Plan 191 2083, Block 1, Lot 14, Gleichen

LOCATION: Within the hamlet of Gleichen

PARCEL SIZE: 11624 sq. ft.

ZONING: Hamlet Residential General (HRG)

DETAILS OF PROPOSAL:

The applicant recently completed the consolidation of two bare lots within the hamlet of Gleichen in order to accommodate a 1120 ft² used dwelling and future garage. Because the proposed dwelling is a used home (has been previously occupied on another site), Wheatland County will require a deposit which will be refunded once all of the exterior finishes are completed to the satisfaction of Wheatland County.

The property does not currently have an approach, so a new one will need to be constructed according to the policies of the Wheatland County Transportation Department.

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

Within the Land Use Bylaw a used moved on residence is defined as follows:

***Dwelling Moved On** means a Dwelling, Single Detached that has previously been used as a residence that has now been relocated to a new parcel for the purpose of a Dwelling, Single Detached.*

A Dwelling, Moved-On is a Discretionary Use in the Hamlet Residential General District (HRG), therefore this application will be heard by the Municipal Planning Commission (MPC).

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, Moved On 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) ²	
WECS Category 1 ¹	

8.10 Dwelling, Moved On

8.10.1 All moved on dwellings are subject to an approved Development Permit.

8.10.2 A moved on dwelling must meet the following criteria:

- a) The dwelling must be placed on a foundation within 60 days of arrival onto the lot;
- b) If the dwelling is unable to be placed on a foundation within 60 days, the applicant will be required to apply for an extension to the Municipal Planning Commission.

8.10.3 All structural and exterior renovations to a dwelling, moved on shall be completed within one year of the issuance of the Building Permit or a Development Permit shall be required.

8.10.4 All applications to relocate a building/structure shall be accompanied by a series of photographs including all four sides of the building and the interior taken within 30 days of receipt of a complete application.

8.10.5 For all moved on 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	
Not Performed	
INTERNAL CIRCULATION	
Internal File Review	No Concerns.
NEIGHBOUR CIRCULATION	
To adjacent landowners +1	No responses at the time of this report.

OPTIONS:

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

Option #1: THAT Municipal Planning Commission approve DP 2020-009:

Resolution 1: THAT Municipal Planning Commission approve DP 2020-009 for a Dwelling, Moved-On subject to conditions noted in Appendix A.

Option #2: THAT Municipal Planning Commission refuse DP 2020-009 with reasons given.

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

RECOMMENDATION:

That Municipal Planning Commission choose Option #1 to approve DP 2020-009 for a Dwelling, Moved On subject to conditions noted in Appendix A of the Development Permit Report based on the following:

- The proposed Dwelling 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 fits with the context of the area, which is primarily residential in nature.
- A deposit will be required prior to the dwelling being moved to the site, which will be refunded once the exterior finishes are complete.

Appendix A:

Option #1:

1. This Development Permit is issued solely for the purpose of allowing a used dwelling, single detached to be moved to a bare lot - Defined as a Dwelling, Moved On.
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.

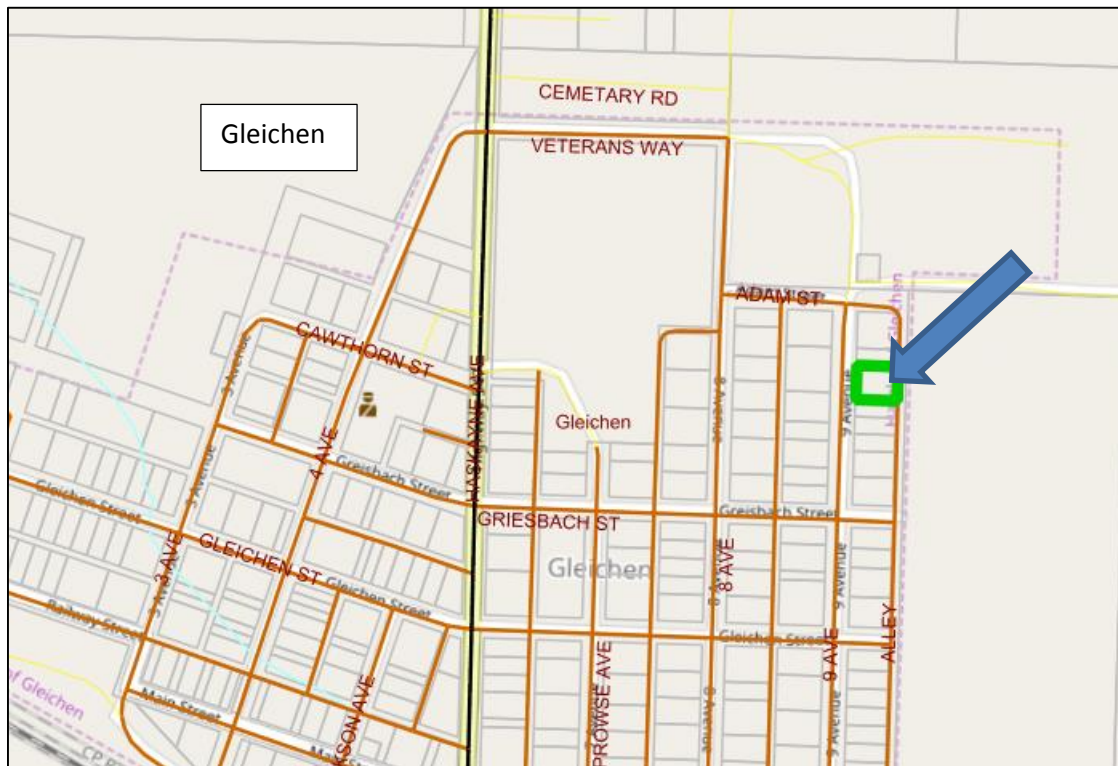
NOTES:

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

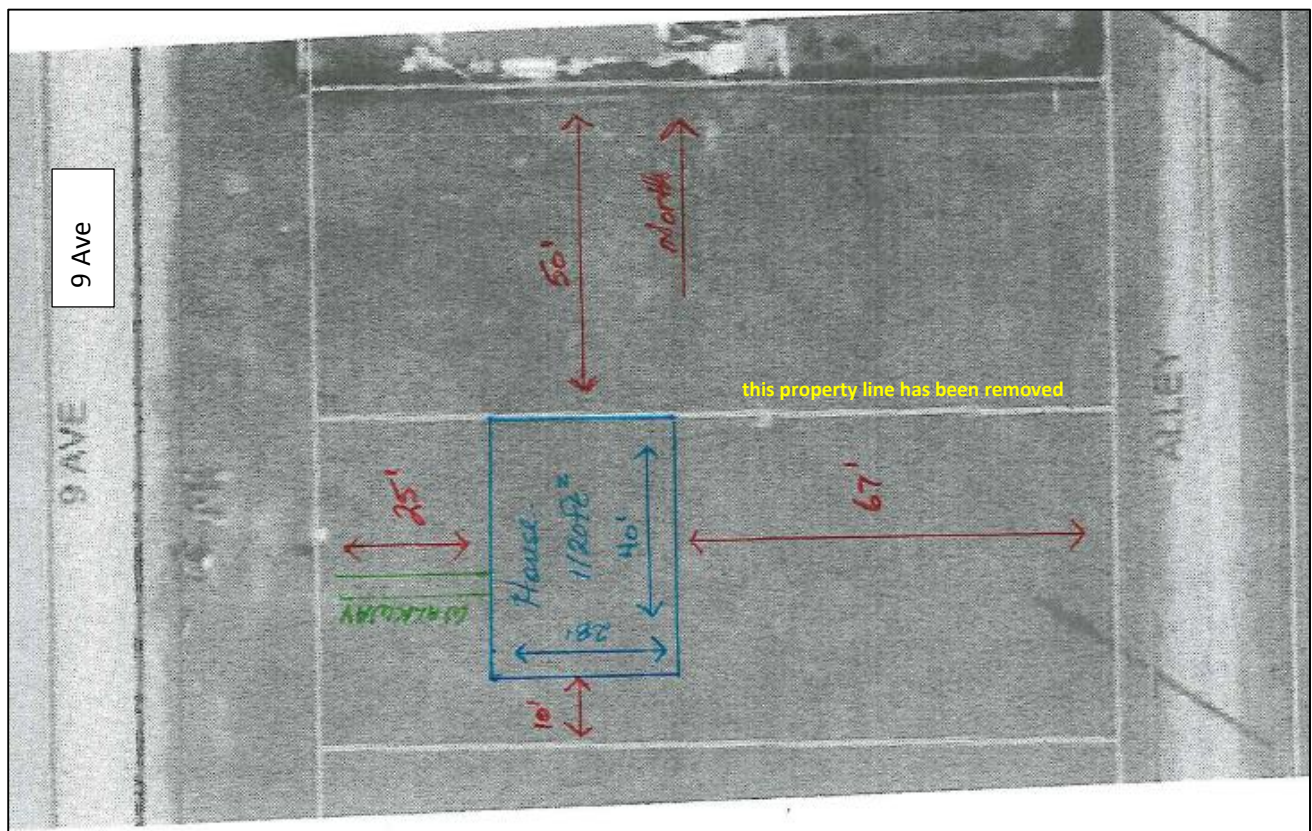


Suzanne Hayes, Development Officer

Appendix B: Location Plan



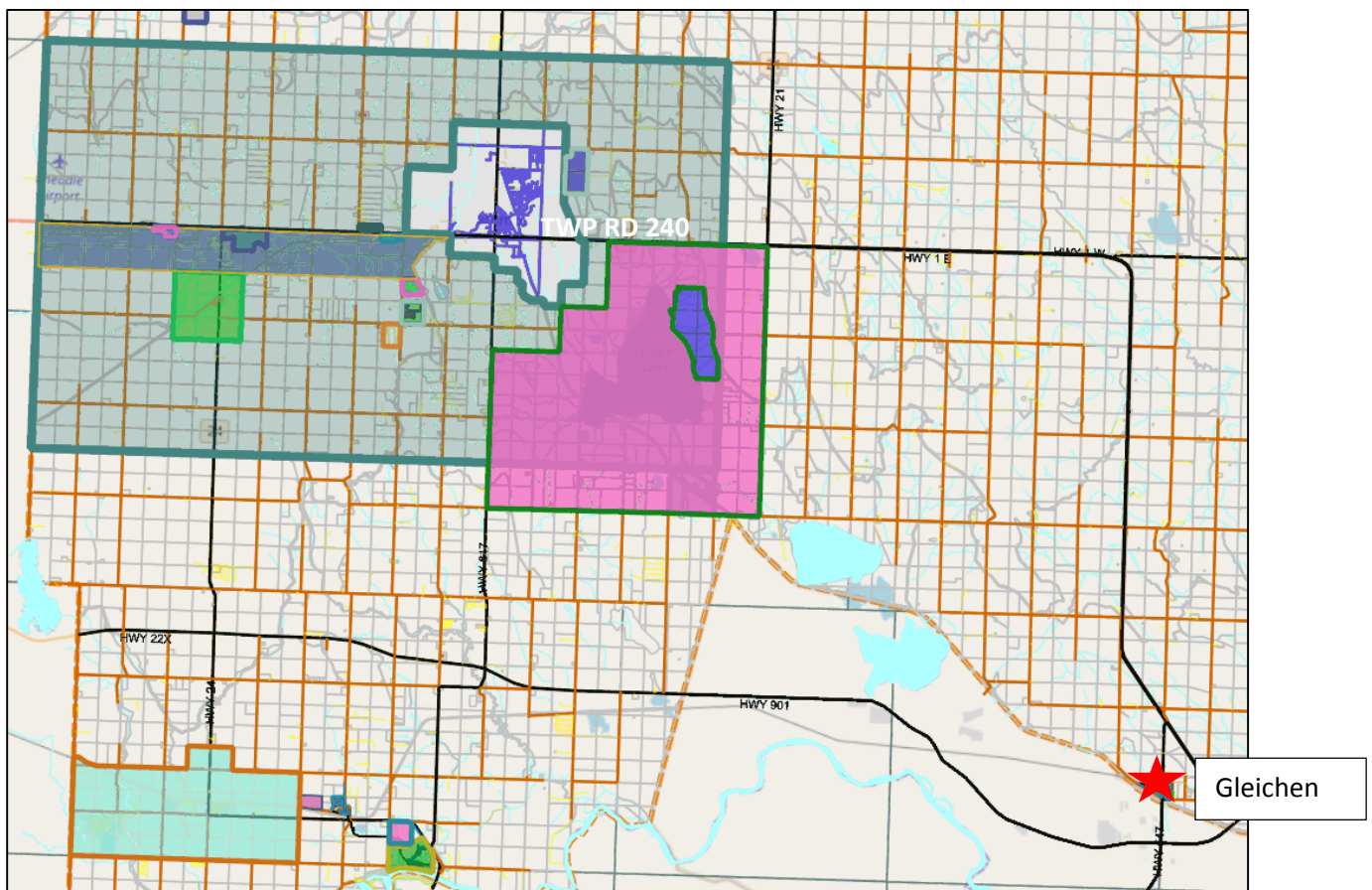
Appendix C: Site Plan



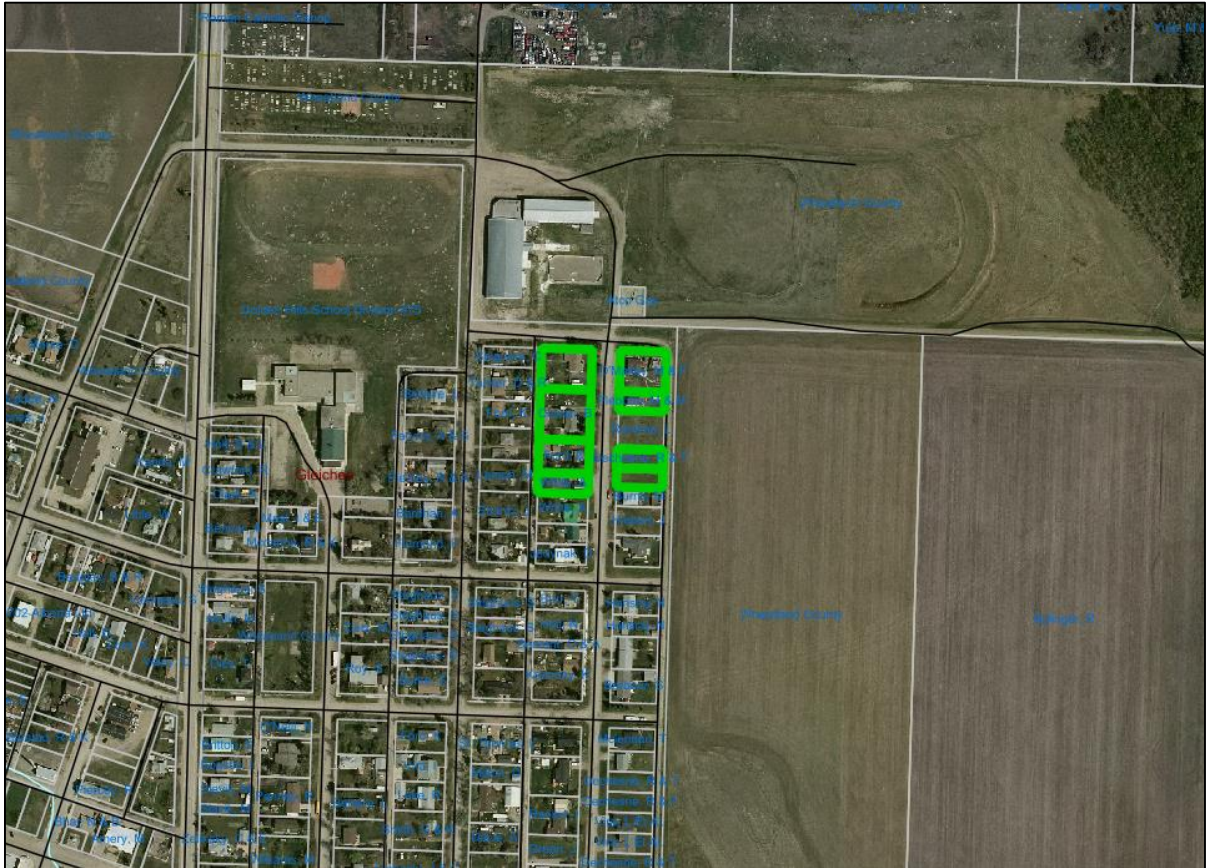
Appendix D: Aerial Photo



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



Appendix F: Circulation Area



Appendix F: Photos



