

Topic: Development Permit Application No.: 14-D-616

Introduction:

This report provides background information for the proposed development of a single detached dwelling with an attached garage in a Direct Control District.

Facts (Background Information):

Parkland County has received a development permit application dated November 17, 2014 for approval to construct a single detached dwelling with an attached garage located at NW-14-53-4-W5.

The subject lands are located in the Whitewood Direct Control District.

Section 9.4.1 of the Land Use Bylaw 20-2009 states. "that all land uses within the Whitewood Direct Control District, as shown as DC Area 3 on the Land Use Bylaw Map are deemed to be Discretionary Uses and will only be allowed by the Development Authority or the Council after if it is determined that the proposed use is suitable and meets the following guidelines for development".

Section 9.4.1(b) Residential, of the Land Use Bylaw 20-2009 indicates the following:

- (1) The subject property is confirmed, to the satisfaction of the Development Authority, to be located outside of the historic Whitewood Mine Permit Boundary (C2000-25), and License No. C2003-6 area; and
- (2) All new residential development shall comply with Subsection 7.5.2 of this Bylaw.

Although the Land Use Bylaw 20-2009 requires proof that the development will be outside of the historic Whitewood Mine Permit Boundary, if approval is granted a condition will be placed on the development permit that the applicant must provide proof prior to issuance of the building permit.

The subject lands are also identified in the Municipal Development Plan as Major Resource Extraction.

The proposed dwelling will be a 1593 sq. ft. bungalow on a foundation with a 543 sq. ft. storage/attached garage.

The site plan submitted shows only the proposed single detached dwelling.

The proposed setbacks from the property line to the foundation are as follow:

- front yard 91.44m
- east side yard 60.96m
- west side yards over 100m
- rear yard over 100m

Alternatives:

1. Council could approve Development Permit Application No.: 14-D-616 with amended conditions.
2. Council could table Development Permit Application No.: 14-D-616 and request additional information.
3. Council could refuse Development Permit Application No.: 14-D-616.

Conclusion/Summary:

In conclusion, Administration supports the proposed development permit application, with the following conditions:

1. **The applicant shall provide proof to the Development Authority prior to Building Permit Issuance, that the development will be located outside of the historic Whitewood Mine Permit Boundary (C2000-25), and License No. C2003-6 area.**
2. The exterior of the single detached dwelling shall be finished in the manner shown on the submitted drawings.
3. The proposed development shall be sited, oriented and conform to all building setbacks as shown on the submitted site plan and shall not be moved or enlarged except where authorized or directed through this permit approval.
4. Prior to construction or commencement of any development, the applicant is responsible to obtain building, electric, plumbing and gas permits required. Permits must be obtained from Parkland County.

5. All development shall be graded and landscaped in a manner to prevent any surface run-off onto adjacent properties, as shown on the submitted documentation.
6. The applicant shall remove all garbage and waste at his/her own expense and keep the site in a neat and orderly manner.
7. Any changes or additions to this permit shall require a new development permit application.
8. Failure to comply with the conditions of this permit may result in the permit being cancelled, suspended or modified.

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