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**DEVELOPMENT OFFICER'S REPORT 21DP14-31**

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**APPLICANT:** Ron Roberts

**OWNER:** 1847371 AB Ltd.

**EXISTING USE:** Golf Course

**DISTRICT:** DC – Direct Control

**LEGAL DESCRIPTION:** Short Legal SW 3-54-5-W5M

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**PROPOSAL:**

Demolish an Existing Accessory Building (Soft-Shelled Quonset), Construct an Accessory Building / "Metal-Clad" Quonset (297.3 sq. m.).

**REGULATIONS:**

Section 3.4	DEVELOPMENT PERMIT APPLICATIONS
Section 4.8	GARAGES AND ACCESSORY BUILDINGS
Section 5.12	DC – Direct Control District

**COMMENTS:**

The applicant has applied for Development Authority approval for the demolition of an existing Accessory Building, and Construction of an Accessory Building. The proposed building is of "Steel-Clad" construction, with dimensions of 16'H X 40'H X 80'L (297.3 sq. m.).

The subject Lands are districted DC – Direct Control. The purpose of the building is to store equipment in conjunction with the adjacent Golf Course use of the Lands.

As the Development Authority within the DC – Direct Control District, Council is afforded considerable discretion as to approval, and conditions attached to any approval. The Lands have a unique character; where the proposed use could certainly be seen as an interim use which would not preclude or significantly increase the cost

for development, conversion, or redevelopment in terms of existing or future urban infrastructure.

### **RECOMMENDATIONS**

Where the proposed development does not conflict with the provisions of the Land Use Bylaw, and the use would not restrict future or further development of the Lands, it is the recommendation of the Development Officer that Development Permit Application 21DP14-31 be approved subject to the following conditions:

- 1- All municipal taxes must be paid.
- 2- The applicant shall provide a certified copy of plan of subdivision to determine all easements and restrictive covenants on the parcel, and 8.5 X 11 copies of site plans of a quality satisfactory to the Development Officer.
- 3- The applicant shall obtain and adhere to the requirements where applicable, from the appropriate authority, permits relating to demolition, building, electricity, plumbing and drainage, and all other permits required in connection with the proposed development. Contact: Inspections Group Inc. (780) 454-5048.
- 4- The applicant shall be financially responsible during construction for any damage by the applicant, his servants, his suppliers, agents or contractors, to any public or private property.
- 5- The applicant shall prevent excess soil or debris from being spilled on public streets and lanes; and shall not place soil or any other material on adjacent properties without permission in writing from adjacent property owners.
- 6- The improvements take place in accordance with the sketches submitted as part of the permit application.**
- 7- Access construction and location shall be to the satisfaction of the Public Works Supervisor for the Summer Village of Silver Sands. Please contact the Public Works Supervisor or his designate through the Municipal Office at (587) 873-5765 prior to undertaking any works upon the municipal roadway.**
- 8- All improvements shall be completed within twelve (12) months of the effective date of the permit.
- 9- The site and improvements thereon shall be maintained in a clean and tidy condition during construction, free from rubbish and debris. Receptacles for the purpose of disposing of rubbish and debris shall be provided to prevent scatter of debris and rubbish.
- 10- No person shall keep or permit to be kept in any part of a yard any excavation, storage or piling of materials required during the construction stage unless all

necessary safety measures are undertaken. The owner of such materials or excavation must assume full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction.

### **3.4 DEVELOPMENT PERMIT APPLICATIONS**

1. An application for a development permit shall be made to the Development Authority in writing:
  - (a) on the form prescribed by Council and may be accompanied by:
    - (i) a scaled parcel plan in duplicate showing the legal description, the front, rear, and side yards and provision for off-street loading and vehicle parking,
    - (ii) a scaled floor plans, elevations and sections in duplicate,
    - (iii) a statement of existing and proposed uses,
    - (iv) a statement of registered ownership of land and interest of the applicant therein together with a copy of the Certificate of Title indicating ownership and encumbrances,
    - (v) the estimated commencement and completion dates,
    - (vi) the estimated cost of the project or contract price, and
    - (vii) such other plans and information as the Development Authority may consider necessary to properly evaluate the proposed development;
  - (b) the Development Authority may refuse to accept an application for a development permit where the information required by Section 3.4.1(a) has not been supplied or where, in the opinion of the Development Authority, the quality of the material supplied is inadequate to properly evaluate the application; and

- (c) the Development Authority may review an application and make a decision without all of the information required by Section 3.4.1(a), if it is the opinion of the Development Authority that a decision on the application can be properly made without such information.
2. A non-refundable processing fee, the amount of which being determined by Council from time to time, shall accompany each application for a development permit. Where the development has initiated prior to the Development Permit being issued, the fee for the said permit is double the normal rate.
  3. The municipality may register a caveat pursuant to the provisions of the Land Titles Act and the Municipal Government Act in respect of the development agreement against the Certificate of Title for the land that is the subject of the development, with the said caveat being discharged when the agreement has been complied with.
  4. In the case where an application for a development has been refused by the Development Authority or ultimately after appeal pursuant to Part 3 of this Bylaw, the submission of another application for development by the same applicant or any other applicant,
    - (a) On the same parcel, and
    - (b) For the same or similar use;may not be made for at least six (6) months after the date of refusal.

#### **4.8 GARAGES AND ACCESSORY BUILDINGS**

1. In residential districts detached garages and accessory buildings shall be located according to the following:
  - (a) The maximum total combined floor area of all accessory buildings upon the site shall be 111.5 sq. m. (1200 sq. ft.),
  - (b) no closer to the front yard than the closest portion of the principal building,
  - (c) a minimum of 2.0 m (6.56 ft.) from the principal building,
  - (d) an accessory building shall be situated so that the exterior wall is at least 1.2 m (3.90 ft.) from the side boundaries and 1.0 m (3.28 ft.) from the rear boundary of the parcel,
  - (e) an accessory building shall not be more than 9.0 m (29.8 ft.) in height, and shall not exceed the height of the main building,

- (f) where an accessory building is a garage, vehicle access doors shall be a minimum of 6.0 (20.0 ft.) from the property line with the roadway or lane.
  - (g) no roof overhang shall be situated within 0.3 m (1.0 ft.) of the side and rear property boundary, and
  - (h) an accessory building shall be located in such a manner that it does not encroach upon easements and rights-of-way.
2. An accessory building shall not be used as a dwelling, subject to Section 4.9.
  3. Notwithstanding any other provision of this Bylaw, a maximum of one garage per lot may be considered a “permitted” use.

## 5.12 DC – DIRECT CONTROL

### (1) General Purpose of District:

To enable land use and development to occur in areas of unique character or circumstance. Interim uses and development may be allowed if they do not preclude or significantly increase cost for development, conversion, or redevelopment in terms of the existing and future urban infrastructure. Proposed developments are subject to the regulations presented below and such rules with respect to land generally or specifically as the Council may make from time to time, and as described within policies of the Municipal Development Plan. All proposals will be reviewed and decided upon by Council.

### (2) Permitted Uses:

- **As allowed by Council**

### Discretionary Uses:

- **As allowed by Council**

### (3) Development Regulations:

- (a) All parcel regulations shall be at the discretion of Council. The design, siting, landscaping, scenery and buffering shall minimize and compensate for any objectionable aspects or potential incompatibility with development in the district or abutting districts.
- (b) In evaluating a proposed land use or a development, Council shall have regard for, but not be limited to:

- (i) existing use of the land;
- (ii) uses, regulations and development criteria specified in the land use district superseded by this district;
- (iii) the General Provision and Special Land Use Regulations as contained in this Bylaw;
- (iv) the Land Use Regulations of abutting Land Use Districts; and
- (v) shall conform to the Act, Subdivision Regulations and any Statutory Plan in effect.

(4) Development Permit Information Requirements:

Pertaining to information required for processing and review of a proposal pursuant to this Bylaw, Council will consider and require the applicant to submit any or all of the following for the purpose of relating any proposal to the growth of the entire Summer Village:

- (a) An explanation of the intent of the project;
- (b) The features of the project which make it desirable to the general public and the Summer Village. This is to include an evaluation of how the project will relate to the present and projected needs of the Summer Village as a whole;
- (c) An economic analysis of the proposal's anticipated impact on the local community and the Summer Village; and
- (d) A detailed development scheme containing the following information:
  - (i) Location of all proposed buildings,
  - (ii) Elevation and architectural treatment of all buildings and associated structures,
  - (iii) Proposed servicing scheme and its relationship to the Summer Village's existing and/or proposed servicing plans,
  - (iv) All yard setbacks, parcel coverage, parcel areas, floor areas, sizes of lots, number of parking stalls,
  - (v) Anticipated scheduling and sequence of development,
  - (vi) Mechanisms by which conformance to the plan are submitted will be ensured, such as normally achieved through a combination of caveats, easements, service agreements and performance bonds,

(vii) Such additional requirements as are deemed necessary having regard to the nature of the proposed development and the surrounding use which may be affected, and

(viii) Council may request an applicant to prepare a detailed submission, as outlined above.

(5) Land Use Agreement:

(a) An applicant may be required to enter into a legal Land Use Agreement with the Municipality to ensure that the use and development of land and buildings on a parcel complies with the approved comprehensive plan of development as a condition of approval of a development permit issued pursuant to the Direct Control District.

(b) The Land Use Agreement shall run as a restrictive covenant against the title of the parcel created and serve to restrict the development of land in accordance with the approved comprehensive plan of development.

# DEVELOPMENT PERMIT APPLICATION



**Summer Village of Silver Sands**  
 Development Services  
 Box 2945, Stony Plain, Alberta T7Z 1Y4  
 Phone: 1-780-718-5479  
 Fax: 1-866-363-3342  
 Email: pcm1@telusplanet.net

Application Number: \_\_\_\_\_  
 Application Received Date: \_\_\_\_\_  
 Application Deemed Complete: \_\_\_\_\_

**PROJECT LOCATION – REQUIRED**

Suite: \_\_\_\_\_ Street Address: \_\_\_\_\_ Street Name: \_\_\_\_\_

Legal Description: Unit / Lot / Block / Plan or Quarter / Section / Township / Range / Meridian  
 SW 1 3 / 54 1 5 1 3 5

**TYPE OF USE – REQUIRED**

- New Construction
- Addition
- Fence
- Other
- Garage
- Well / Cistern / Septic System
- Temporary Business
- Accessory Building / Shed
- Change of Occupancy or Use
- Variance
- Accessory Structure / Deck
- Secondary Suite
- Sign

**PROJECT DESCRIPTION - REQUIRED**

**COST OF PROJECT - REQUIRED \$ 40,000 -**

WE HAVE PURCHASED A STEEL FRAME, STEEL CLADED, QUONSET, used building from a FARMER. WE HAVE HIRED A CONTRACTOR TO DISASSEMBLE MOVE + erect the quonset. IT'S REPLACING THE FABRIC QUONSET THAT COLLAPSED UNDER SNOW LOAD

**NEW CONSTRUCTION – REQUIRED**

- Residential
    - Single Detached
    - Semi Detached
  - Multi-family Dwelling
  - Commercial
  - Industrial
  - Institutional
- Number of units: \_\_\_\_\_ Total Area: \_\_\_\_\_ m<sup>2</sup>

**GARAGES/ACCESSORY BUILDINGS/ADDITIONS/ STRUCTURES /DECKS / FENCES – REQUIRED**

Total Area (m<sup>2</sup>): 297.3 Height (if applicable): 6.096  
 Residential  Commercial  Industrial  Institutional

**CHANGE OF OCCUPANCY OR USE – COMPLETE ONLY IF APPLYING FOR CHANGE OF USE OR OCCUPANCY OR FAMILY DAY HOME**

Total Area (m<sup>2</sup>):

**FAMILY DAY HOME – COMPLETE ONLY IF APPLYING FOR A FAMILY DAY HOME**

Are room alterations involved:  YES  NO If yes – Number of Rooms: \_\_\_\_\_ List Rooms: \_\_\_\_\_  
 Describe alterations:

Provide a detailed description of materials, equipment and/or vehicles including utility trailer(s) that will be used and where they will be stored:

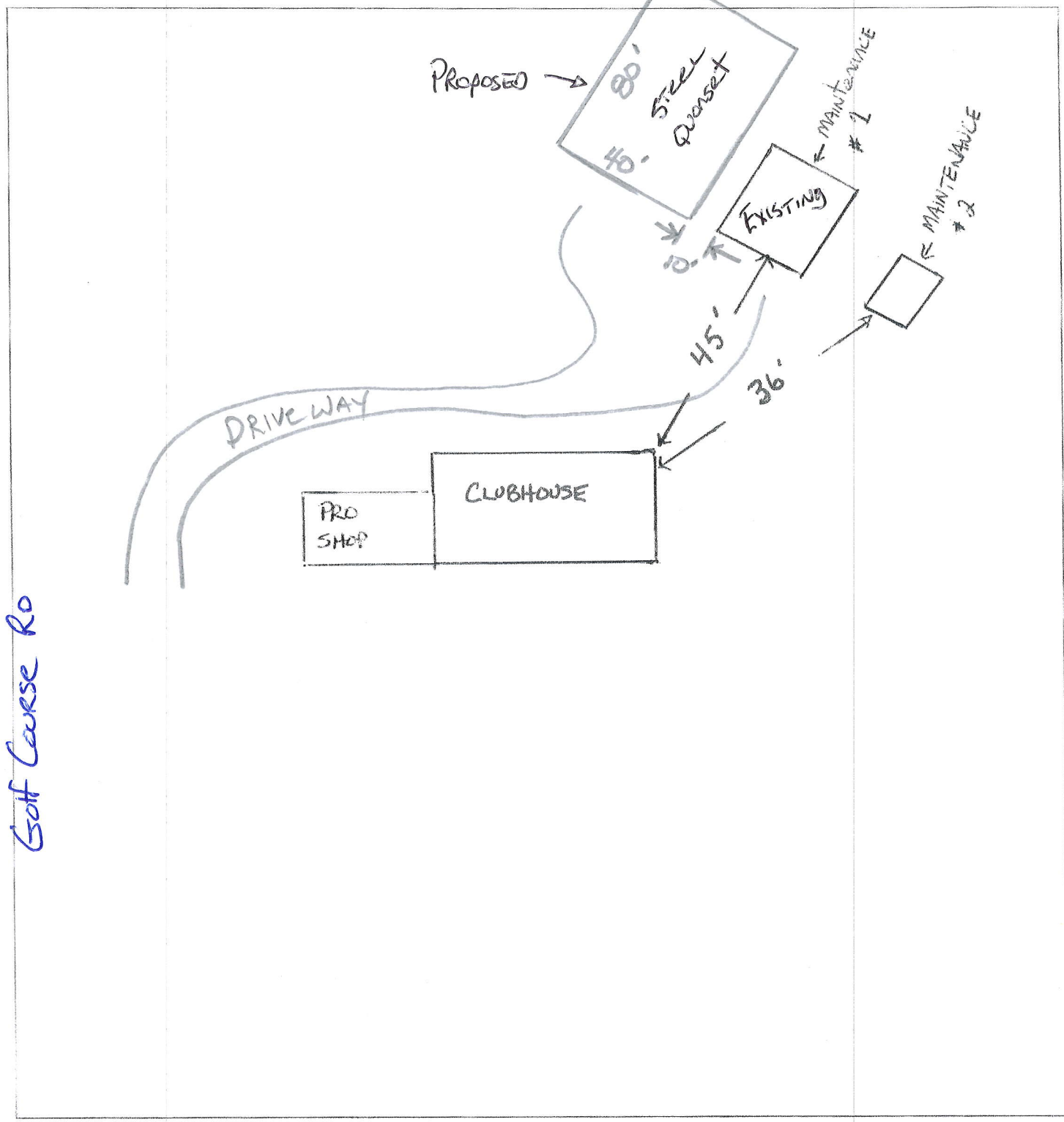
Number of resident employees: (employees that reside in the home):	Number of children (including children under the age of 5 who are otherwise permanent residents of the dwelling):
Hours of Operation:	Number of daily business visits to the property:
Number of household vehicles:	Number of onsite parking stalls:



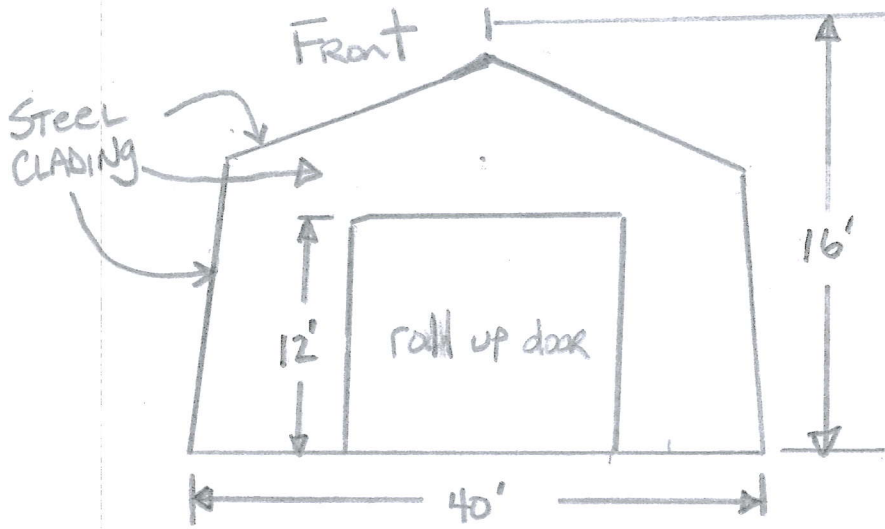
# SITE PLAN

## DIAGRAM

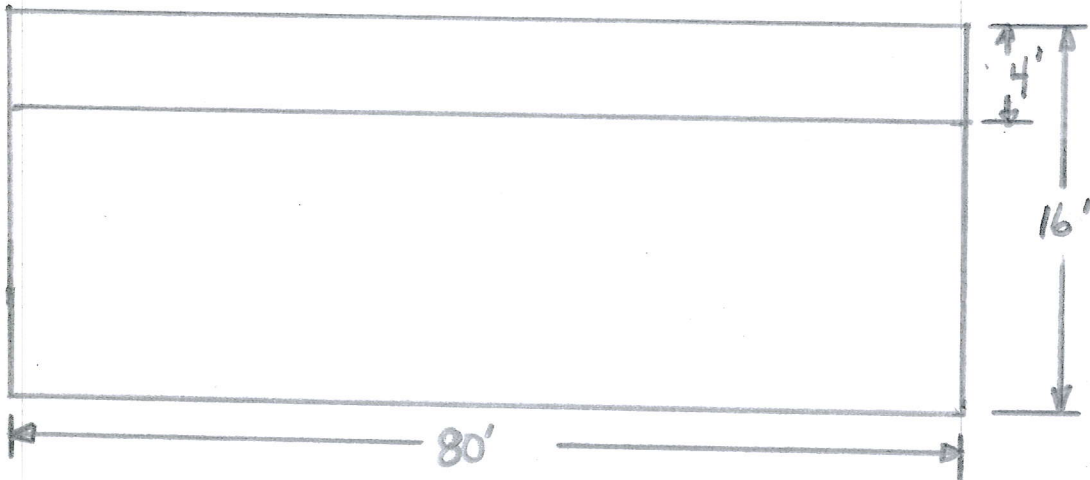
- Show relative positions of buildings and significant features.
- Indicate separation distances between structures.



# EXTERIOR ELEVATION



## SIDE



INTERIOR FLOOR PLAN IS WIDE OPEN  
NO SITE SERVICING, GRADING IS EXISTING  
LANDSCAPING IS EXISTING  
EASEMENTS + UTILITY RIGHT OF WAYS N/A