

Clear Hills County

Request For Decision (RFD)

Meeting:	Municipal Planning Commission Meeting
Meeting Date:	April 27, 2021
Originated By:	Audrey Bjorklund, CGLM – Development Officer
Title:	ADD-IN: DEVELOPMENT PERMIT APPLICATION – M. Janzen
File:	61-02-02

DESCRIPTION:

Development Permit Application W5-21 was received from Matthew Janzen to place a preconstructed accessory building (12 x 18 storage shed) on Plan 1444KS Block 4 Lot 7.

BACKGROUND:

- Zoning is Hamlet Residential – 3 (HR3)
- All uses are discretionary in this zoning.
- The shed will be located behind the existing manufactured home.

ATTACHMENTS:

- Development Permit Application

RECOMMENDED ACTION:

That the Municipal Planning Commission approves Development Permit Application W5-12 from Matthew Janzen to place a preconstructed accessory building (12 x 18 storage shed) on Plan 1444KS Block 4 Lot 7, subject to the following conditions:

1. Prior to moving building in any outstanding property taxes to be paid in full on the land9s proposed for development.
2. Minimum building setbacks from the property lines:
 - a. Front Yard – not to extend past the front of the dwelling.
 - b. Side Yard – south side, 1.5 m (5 feet)
 - c. Rear Yard – east side, 1.5 m (5 feet)
3. Minimum spacing from dwelling shall not be less than 4.5 m (15 feet). Any additions or attachments shall be regarded as part of the building for spacing purposes.
4. The accessory building will be finished or sided so appearance is compatible in condition and aesthetic appearance with the dwelling on the lot.
5. All structures moved in and/or constructed on site shall conform to all building code standards as set by Human Resources and Alberta Safety Codes Council.
6. All required Provincial/Federal Regulations to be adhered to.

Initials show support - Reviewed by: Development Officer:

Manager:



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 Worsley AB T0H 3W0
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**APPLICATION FOR
 DEVELOPMENT PERMIT**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:	W5-21.		
DATE RECEIVED:	April 23/21.		
FEES PAID:	YES	NO	N/A

I/We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and forming part of this application.

I/We understand that this application will not be accepted without the following:

- (a) application fee;
- (b) site plan sketch that includes all relevant details for the proposed development (e.g.: proposed and existing structure, property lines, creeks/ravines, parking and vehicle access, building plans, etc.).

APPLICANT INFORMATION				COMPLETE IF DIFFERENT FROM APPLICANT				
NAME OF APPLICANT <i>Matthey Janzen</i>				NAME OF REGISTERED LAND OWNER				
ADDRESS <i>441 Jubilee St Box 328 Worsley A.B.</i>				ADDRESS				
POSTAL CODE <i>T0H 3W0</i>	EMAIL <i>mava.janzen@gmail.com</i>			POSTAL CODE	EMAIL			
CONTACT NUMBERS				CONTACT NUMBERS				
Home				Home				
Business				Business				
Cell <i>780 834 7672</i>				Cell				
LAND INFORMATION								
Legal description of proposed development site								
QTR/L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT
						<i>1444KS</i>	<i>4</i>	<i>607</i>
Size of the proposed development site:								
LENGTH	m	WIDTH	m	NUMBER OF HECTARES		OR ACRES		
<i>120</i>	<i>ft</i>	<i>60</i>	<i>ft</i>					
Lot type: INTERIOR CORNER THROUGH						LAND USE DISTRICT:		
Describe the existing use of the land: <i>residents</i>								

APPLICATION FOR DEVELOPMENT PERMIT

DEVELOPMENT INFORMATION

Describe the proposed use of the land:

Add an EXISTING STORAGE SHED 12x18ft.

Check (✓) any proposed use(s) not identified above:

Dwelling unit(s)	Accessory structure(s) / use(s)	Home Occupation(s)
Sign(s)	Commercial or industrial structure(s) / use(s)	
<input checked="" type="checkbox"/> Other (specify) ADD AN EXISTING STORAGE SHED		

Indicate the proposed setback from the property line:

FRONT YARD	m	REAR YARD	m	SIDE YARD (1)	m	SIDE YARD (2)	m
103	Ⓣ	5	Ⓣ	42 37	Ⓣ	5	Ⓣ

Off street parking: Size of space Number of spaces

Off street loading: Size of space Number of spaces

Accessory use:

PERCENTAGE OF LOT OCCUPIED:	HEIGHT OF ACCESSORY BLDG:	SETBACK FROM SIDE LOT LINE:	SETBACK FROM REAR LOT LINE:

The land is adjacent to:

NONE PRIMARY HIGHWAY SECONDARY HIGHWAY RURAL ROAD

Estimate the Project:

COMMENCEMENT DATE	COMPLETION DATE	CONSTRUCTION COSTS
June 1, 2021	June 30, 2021	\$ 200.00

Attached is

(a) SITE PLAN <input checked="" type="radio"/> Yes No N/A	(b) FLOOR PLAN Yes No N/A
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DECLARATION

I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.

DATE: April 23, 2021	SIGNATURE OF APPLICANT:
DATE:	SIGNATURE OF REGISTERED LAND OWNER:

APPLICATION FOR DEVELOPMENT PERMIT

FORM A

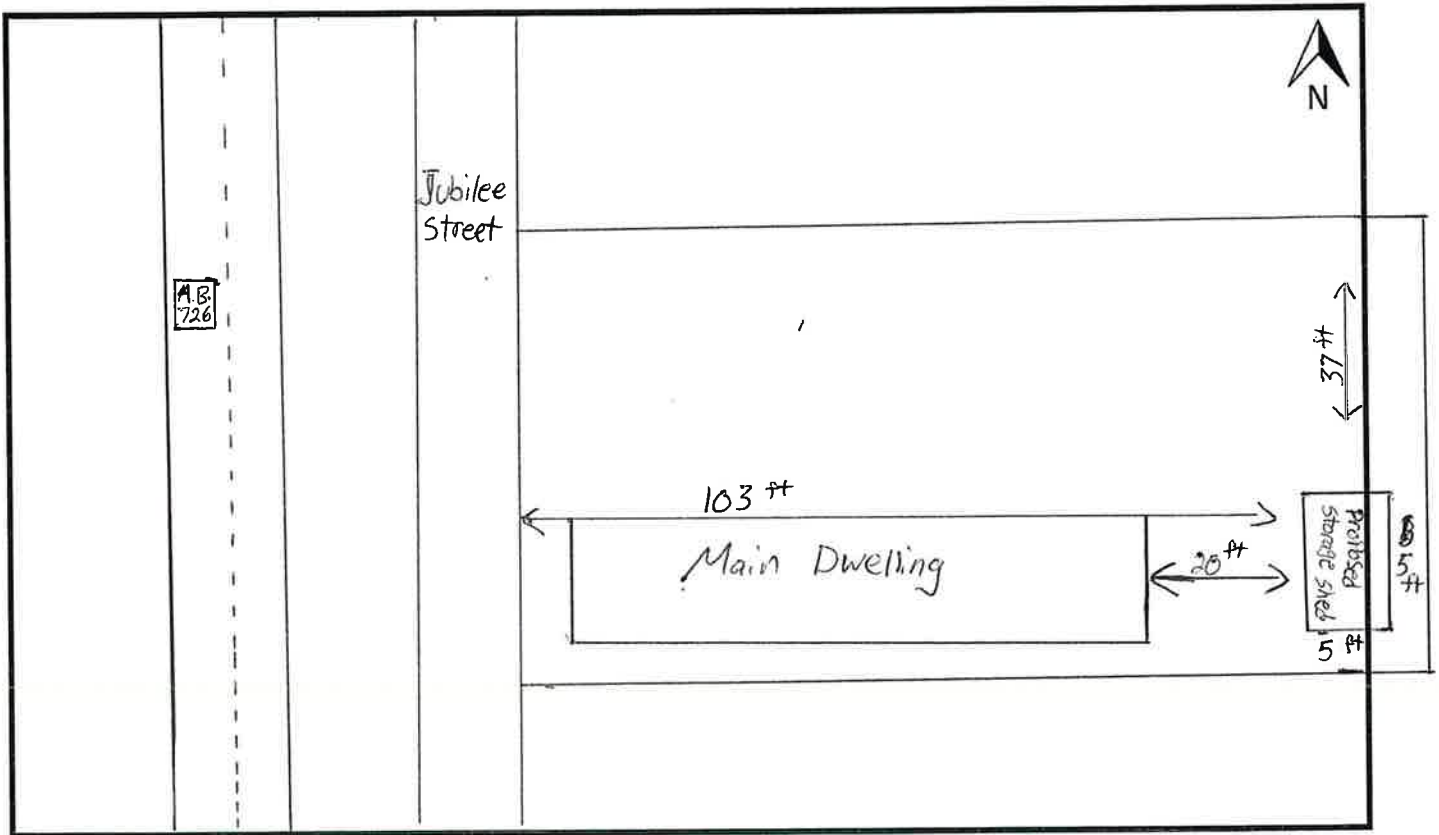
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SITE MAP

LEGAL LAND DESCRIPTION: Plan 1444 KS, Block 4, LOT 6 & 7

For industrial or commercial development, attach engineered drawings of proposed development.

For residential and agricultural development, draw a sketch plan of proposed development.



Please indicate the following if they apply to your proposed development:

- Location of water source & distance from property line and sewer system
- Location of sewer system & distance from water source and property line
- Access location(s)
- Location of existing or proposed buildings:
- Setbacks from the road allowance
- Location of roads in the area
- Location Shelterbelts
- Location of Treed Areas/ Sloughs/ Bush/ other vegetation
- Location of River/ Lakes/ other watercourses



**APPLICATION FOR
DEVELOPMENT PERMIT**

RIGHT OF ENTRY FORM

As a site inspection of land that is the subject of a development permit application may be required, we request that you complete the following authorization and submit it with your application for Development Permit approval.

Section 653(2) of the Municipal Government Act indicates that if consent is given by this form, a notice of inspection is not required to be given under Section 542(1).

I, MATTHEW JANZEN, do grant consent for an authorized
(Name in block letters)

person of Clear Hills County to enter upon subject land for the purpose of a site inspection.

Legal Land Description: PLAN 1444 KS BLOCK 4 LOT 6 AND 7

APRIL 23, 2021
DATE:


SIGNATURE OF APPLICANT:

**APPLICATION FOR
DEVELOPMENT PERMIT**

RELOCATED BUILDINGS

If any of the buildings pertaining to the development permit are being moved-in (relocated) from another location please complete this form and return with the completed development permit and application fee.

- a) Colour photographs of the building(s)
- b) Canadian Safety Association Identification Number (CSA) N/A
- c) Present location of the building
Se 27 84 9 W6
- d) Proposed relocation route
North on RR 92 East on Hwy 64
North on Hwy 726 North on Jubilee Street

Please note:

1. Any building to be moved-in (relocated) and placed on a parcel within any district established by this Bylaw, other than a farm building in an Agricultural District must be approved by the Municipal Planning Commission.
2. The moved-in (relocated) building shall conform to Alberta Safety Codes Act and Regulations and the current Alberta Building Code Regulation.