


**MISCELLANEOUS PLANNING ITEM
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL
 2nd AND 3rd READING TO BYLAW 29/2023
 September 11, 2024**

REQUEST FOR 2nd AND 3rd READING TO BYLAW 29/2023	
APPLICATION INFORMATION	
	LEGAL DESCRIPTION: SW 20-20-03 W5M; Plan 9710615, Lot 4
	LANDOWNER: Donald & Debra McArthur
	AGENT: Bart Carswell
	AREA OF SUBJECT LANDS: 6.7 Acres
	CURRENT LAND USE: Country Residential
	PROPOSED LAND USE: Country Residential with Site Specific Amendment
NUMBER & SIZE OF PROPOSED PARCEL: No additional parcels proposed.	
PROPOSAL: Amendment to the Country Residential District land use rules to allow for the development of a personal use accessory building prior to a principal dwelling being constructed on the parcel.	
DIVISION NO: 3	COUNCILLOR: Barb Castell
FILE MANAGER: Melanie Michaud	

PURPOSE OF REQUEST

Request for Council to provide second and third reading to Bylaw 29/2023.

BACKGROUND

May 10, 2023 – Council granted 1st reading to Bylaw 29/2023 authorizing an amendment to the Country Residential land use rules to allow for the construction of a personal use greenhouse (accessory building), without the benefit of a principal dwelling, having a cumulative size of +/- 1,700 sq. ft., as a permitted use on Plan 9710615, Lot 4; Ptn: SW 20-20-03 W5M.

In their consideration, Council was of the opinion that the proposed Site Specific Amendment, and subsequent use of the subject lands, would not be detrimental to the nature of the area and would not unduly interfere with the neighboring land uses or materially interfere with or affect the use, enjoyment, or value of neighboring properties.

CONDITIONS TO BE MET AT AMENDMENT

All conditions of 1st reading of the amendment have been completed.

COUNCIL ACTIONS REQUESTED

Council is respectfully requested to consider granting 2nd and 3rd reading to Bylaw 29/2023 authorizing an amendment to the Country Residential land use District rules to allow for the construction of a personal use greenhouse (accessory building) without the benefit of a principal dwelling on Plan 9710615, Lot 4; Ptn. SW 20-20-03 W5M.

APPENDICES

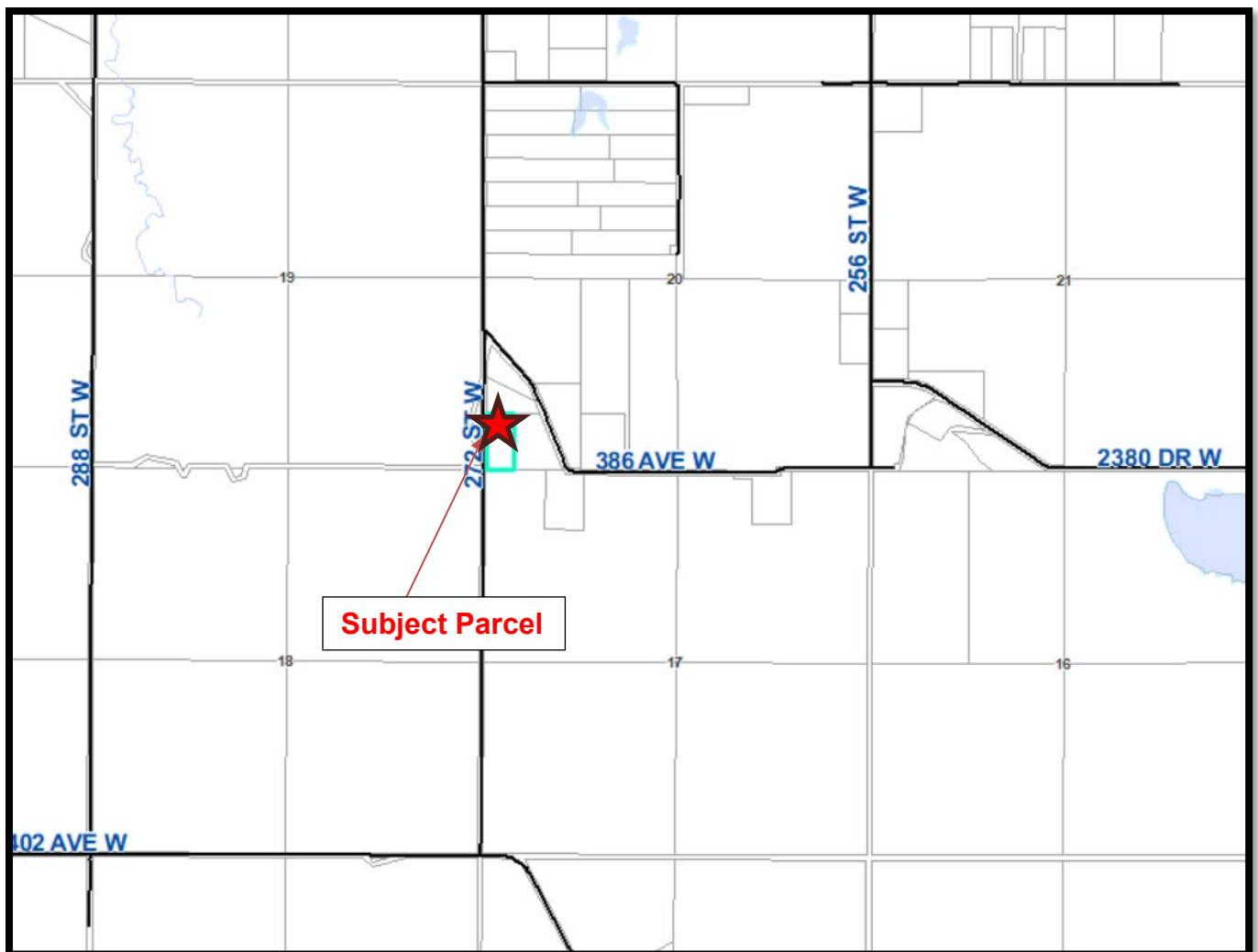
APPENDIX A - MAP SET:

Location Map
Accepted Site Plan
Ortho Photo

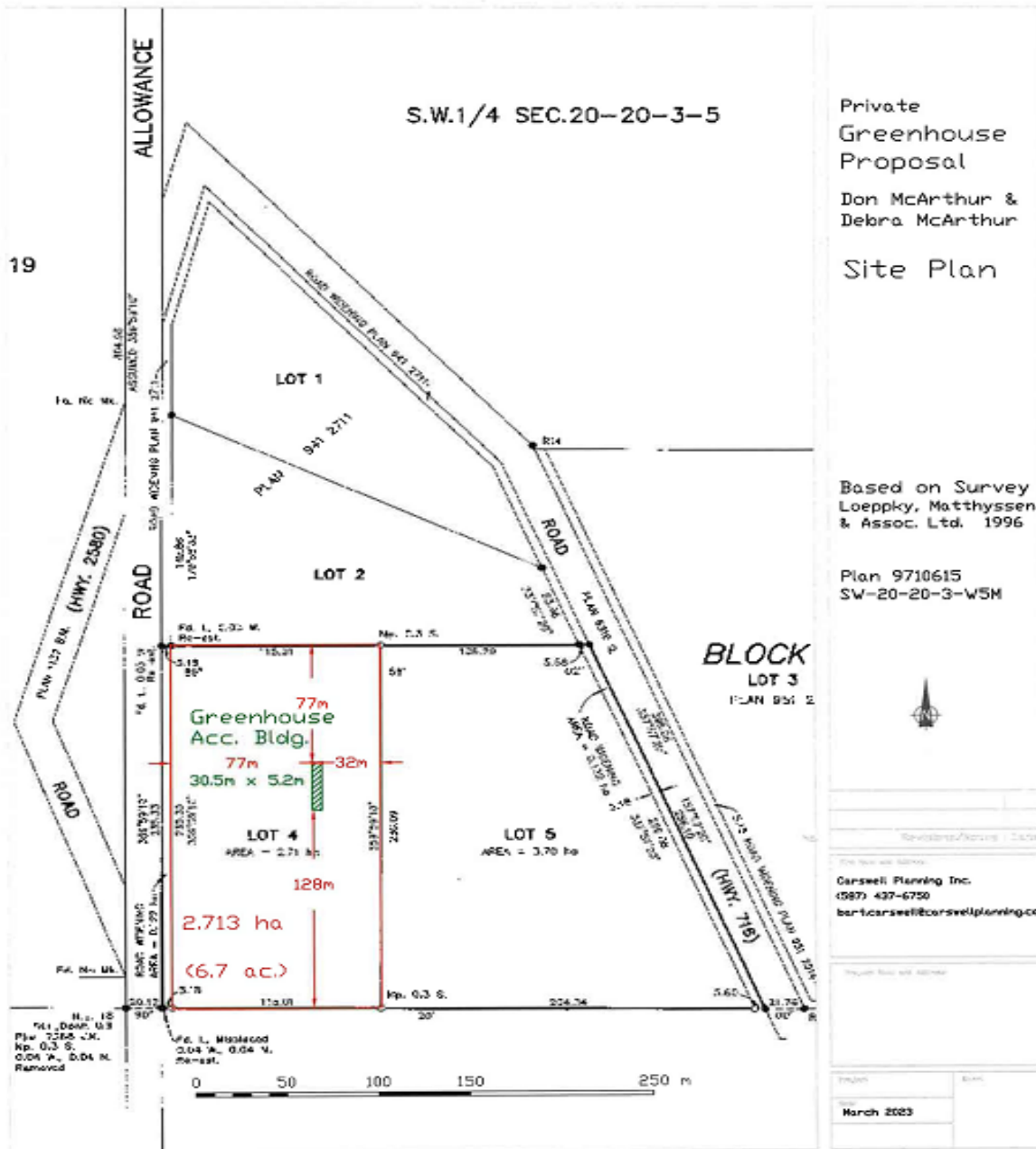
APPENDIX B – COUNCIL MINUTES:

Council Minutes – May 10, 2023

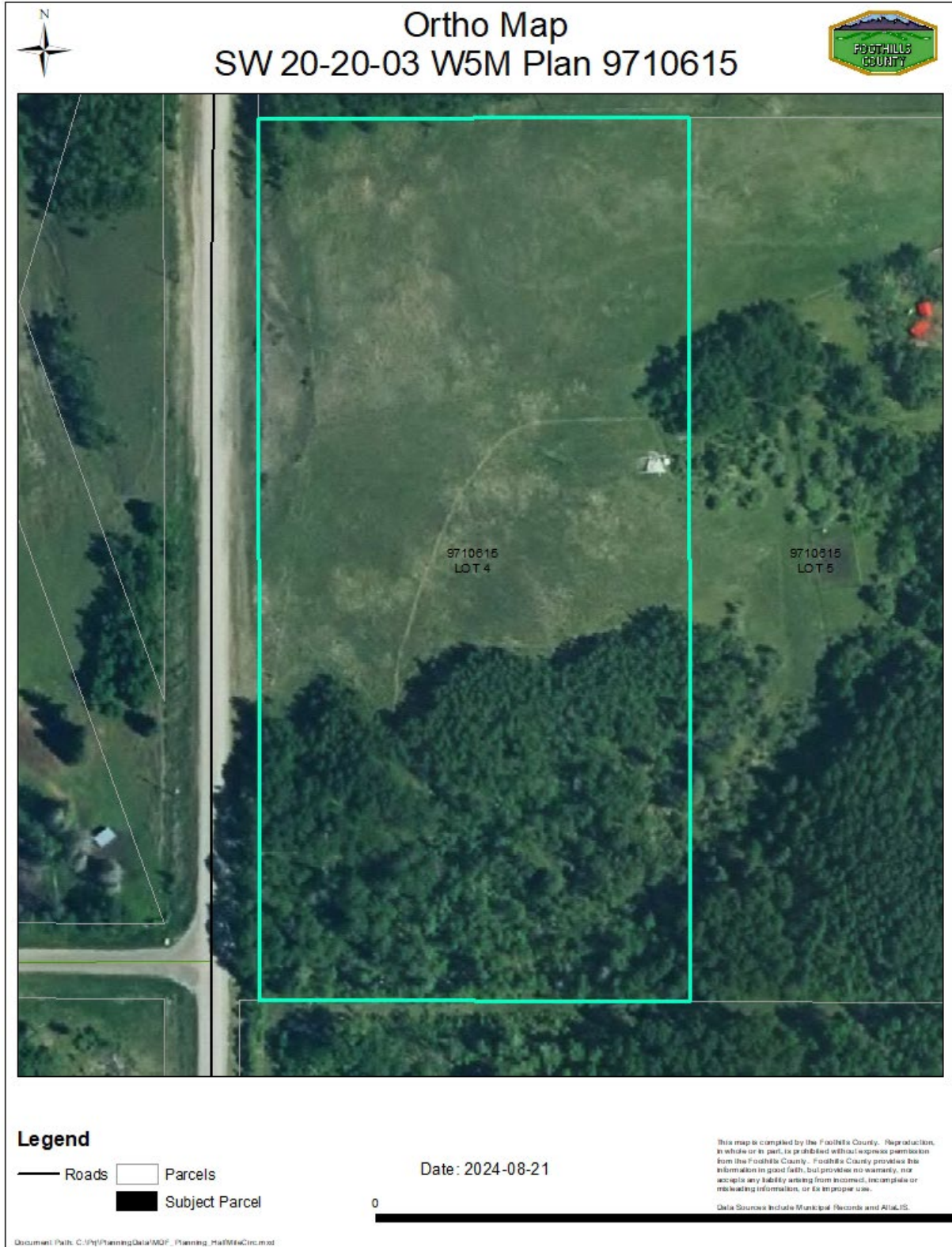
APPENDIX A: LOCATION MAP



APPENDIX A: ACCEPTED SITE PLAN



APPENDIX A: ORTHO PHOTO



C.2 1:30 p.m. - McArthur - SW 20-20-03 W5M - Site Specific Amendment

D. McArthur and Agents J. Huffman and B. Carswell were in attendance for the public hearing in connection to the proposed Site-Specific Amendment to allow for the construction of a personal use accessory building (Greenhouse) having a total cumulative size of 1,700 sq.ft., without the benefit of a principal dwelling on Plan 9710615, Lot 4; Ptn. SW 20-20-03 W5M.

The public hearing was closed.

C.2.1 McArthur - SW 20-20-03 W5M - Decision

Bylaw 29/2023

Bylaw 29/2023 was introduced into the meeting to authorize a Site Specific Amendment to the Country Residential land use rules to allow for the construction of a personal use greenhouse (accessory building), without the benefit of a principal dwelling, having a cumulative size of +/- 1,700 sq.ft., as a permitted use on Plan 9710615, Lot 4; Ptn. SW 20-20-03 W5M.

In their consideration of the application, Council is of the opinion that the proposed Site Specific Amendment, and subsequent use of the subject lands, would not be detrimental to the nature of the area and will not unduly interfere with neighbouring land uses or materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

Prior to further consideration of the bylaw the applicant will be required to submit the following:

1. Final Site Specific Amendment application fees to be submitted.

Resolution 340

Moved by: Councillor Castell

That Bylaw 29/2023 be given first reading.

THE BYLAW WAS PASSED FOR ONE READING