

APPENDIX A

BACKGROUND REPORT

August 22, 2023

DEVELOPMENT PERMIT # 2023-D-165

Applicant: Camile and Jennie Hamel
Owner: Camile and Jennie Hamel
Land Location: Plan 012 4987 Block 1 Lot 1 - NW-33-61-5-W4M
61519 Rge Rd 454
Roll#: 6105332002
Zoning: Agriculture District "A" **Size:** 9.83 Acres

Permitted

Discretionary

Other

DESCRIPTION OF APPLICATION:

The applicant is applying for a family care unit.

ADJACENT PROPERTY:

The property is located 1.5 miles north of the highway 660 and range road 454 intersection. Adjacent properties are a residential parcel, a quarter section, and remnants.

CONSIDERATIONS:

The applicant is applying for a family care unit for a mobile home for the care of Jennie's mother, Velma Koch, who is a senior with mobility issues. They would like to be able to provide nutritious meals and daily physical activities for Velma's well-being. They were unable to obtain a medical note prior to this meeting.

Adjacent landowner letters were sent out on August 1, 2023, and we have not received any response at the time of report generation.

RECOMMENDATION:

Recommendation for development application no. 2023-D-165 is **approve** the request for a public utility use for a wastewater treatment facility upgrade as a discretionary use as per Part 6, of the general regulations and Part 7, Section 69.2 of the Land Use Bylaw with the following conditions:

1. An approved building permit is required as per the Alberta Safety Codes Act.
2. Applicable electrical, gas, plumbing, and sewer permits are required as per Alberta Safety Codes Act.
3. Building waste materials shall be contained on site in a waste bin or a covered/enclosed trailer.
4. As per Section 69.6 of the Land Use Bylaw, setbacks shall be:
 - Front Yard: 38.0 metres from the centre line of the adjacent public road.
 - Side and Rear yard: 6.0 metres.
5. The permit is valid until December 31, 2024.
6. The unit shall be removed once it is no longer required.
7. This permit is valid for Velma Koch only.
8. A medical note confirming care is required.