

APPENDIX A

BACKGROUND REPORT

June 11, 2024

DEVELOPMENT PERMIT # 2024-D-124

Applicant: Richard and Tammy Costard

Owner: Richard and Tammy Costard

Land Location: Plan 072 8599 Block 1 Lot 2 - SE-35-61-5-W4M
61508 Rge Rd 451

Roll#: 6105353003

Zoning: Country Residential (Large Lot) District "CR2"

Size: 10 Acres

Permitted

Discretionary

Other

DESCRIPTION OF APPLICATION:

The applicant is applying for Recreational Vehicle (RV) Storage.

ADJACENT PROPERTY:

The property is located 800 ft north of the township road 615 and range road 451 intersection, 0.8 of a mile northwest of Hamlet of Fort Kent. Adjacent properties are residential lots and quarter section remnants.

CONSIDERATIONS:

Administration was made aware of a non-complaint campground on the above noted property. Campground is neither a permitted nor discretionary use in the CR2 district, therefore, the applicant will dismantle the campground but would like to store up to 10 RV units. They primarily would like to store RVs for friends and family.

Adjacent landowner letters were sent out on May 21, 2024, and we have not received any response at the time of report generation.

May 23, 2024 11:06 AM

RECOMMENDATION:

Recommendation for development application no. 2024-D-124 is **approve** the request for a RV Storage as a discretionary use as per Part 6, General Regulations and Part 7, Section 73.2 of the Land Use Bylaw with the following conditions:

1. As per Section 72.4 of the Land Use Bylaw No. 1667, the minimum setbacks shall be:
 - Front yard: 7.6 metres (25.0 feet)
 - Side yard: 6.0 metres (19.6 feet)
 - Rear yard: 7.6 metres (25.0 feet)
 - Setback with adjacent public roads: 38.0 metres (125.0 feet)
2. Maximum RV units on site shall be 10.
3. This permit may be revoked at any time if, in the opinion of the Development Authority, the use is or has become non-compliant, detrimental, or a nuisance to the character and amenities of the neighborhood.