



## STAFF REPORT

**Title:** Development Permit Application 219096

**Meeting Date:** September 4, 2019

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### **Executive Summary:**

Application for development within a DC-Direct Control district - 5201 50 Street (Lot 2 & 3, Block 20, Plan 792 0445).

### **Background:**

Administration has received an application for a development permit for the property located at 5201 50 Street (Lot 2 & 3, Block 20, Plan 792 0445). The subject property is the location of the Dr. Margaret Savage Crisis Centre.

The property is zoned DC-Direct Control, which requires any application for development on the property to be reviewed and approved by City Council directly. Under the DC-zoning, all requirements respecting use of the property as well as the physical parameters of the development are at the discretion of Council. The key item to consider when reviewing an application in a DC district is whether the proposed development is, in Council's opinion, appropriate for the site and compatible with the character of the surrounding development.

The proposed development consists of a Detached Garage Extension for storing personal belongings and accommodating animals occasionally. A full overview and analysis of the development permit application is included in the attached PowerPoint presentation. Copies of the development application and the site, engineering, grading and building plans are also attached for Council's reference.

Prior to the Council report deadline, no comments or concerns had been received from neighbouring property owners.

Subject to consideration of any representations made during the non-statutory public hearing, Administration recommends that Council pass a motion to approve Development Permit Application 219096, subject to the following conditions:

1. Meeting all other requirements of the Land Use Bylaw 382-LU-10 as amended.
2. Meeting the requirements of the Current Alberta Building Code and Safety Codes Act.
3. Meeting all other requirements of the City of Cold Lake Engineering Standards.



4. Meeting the requirements of the Animal Care and Control Bylaw 535-PL-14.
5. Meeting the requirements of other legislation.
6. The Developer shall prevent noise, dust, odour and other nuisances from adversely affecting neighbouring properties.

**Alternatives:**

Council may consider the following alternatives:

1. Pass a motion to approve Development Permit application 219096 subject to the conditions presented in the staff report.
2. Pass a motion to approve Development Permit application 219096 subject to those conditions Council deems appropriate.
3. Defeat a motion to approve Development Permit application 219096.

**Recommended Action:**

Administration recommends that Council pass a motion to approve Development Permit Application 219096 subject to the following conditions:

1. Meeting all other requirements of the Land Use Bylaw 382-LU-10 as amended.
2. Meeting the requirements of the Current Alberta Building Code and Safety Codes Act.
3. Meeting all other requirements of the City of Cold Lake Engineering Standards.
4. Meeting the requirements of the Animal Care and Control Bylaw 535-PL-14.
5. Meeting the requirements of other legislation.
6. The Developer shall prevent noise, dust, odour and other nuisances from adversely affecting neighbouring properties.

**Budget Implications (Yes or No):**

No

**Submitted by:**

Kevin Nagoya, Chief Administrative Officer