



PLANNING & DEVELOPMENT SERVICES

38106 Range Road 275
Red Deer County, AB T4S 2L9
Phone: 403.350.2150
Fax: 403.346.9840

July 27, 2021

File: DB-21-006

Dear Landowner:

Legal Description: LOT 40 BLOCK 18 PLAN 710505 / NW 23-34-1-5
Landowner/Applicant: DUFF DEVELOPMENTS / LACOMBE, VICTORIA
Civic Address: TBD
Subject: PROPOSED MANUFACTURED HOME

As an adjacent landowner, this letter is being sent to inform you that Red Deer County has received a discretionary use development permit application has been received to locate a 112 m² (1,216 ft²) manufactured home on Lot 40, Block 18, Plan 710505, zoned General Residential (R2) District.

Manufactured home means a residential building containing one dwelling unit built in a factory in one or more sections, suitable for long term occupancy designed to be transported on either its own wheels and chassis or other means to a suitable site.

Red Deer County appreciates your feedback at this time. If you have any comments or concerns regarding this proposal, please submit them in writing by quoting **File: DB-21-006**, prior to **August 9, 2021**. Your comments will be included with the administration report when this application is considered by Town of Bowden Municipal Planning Commission (MPC). Information about the date this application will be considered by MPC is available by calling 403.350.2170 or checking the meeting agendas page on the Town's website.

Please note that County Administration is not able to respond on an individual basis to feedback received. However, if you require further information or clarification on this application, please contact our office between 8:30 am - 4:30 pm Monday to Friday at 403.350.2170.

Municipal Planning Commission (MPC) meetings are open to the public and you are welcome to attend.

Sincerely,
Red Deer County

Moira Duley,
Development Officer
referrals@rdcounty.ca

SCHEDULE "A"

APPLICATION DETAILS:

Purpose of Application:

- To consider a discretionary use development permit application to locate a 112 m² (1,216 ft²) manufactured home on Lot 40, Block 18, Plan 710505, zoned General Residential (R2) District.

Proposed Land Use / Lot Description:

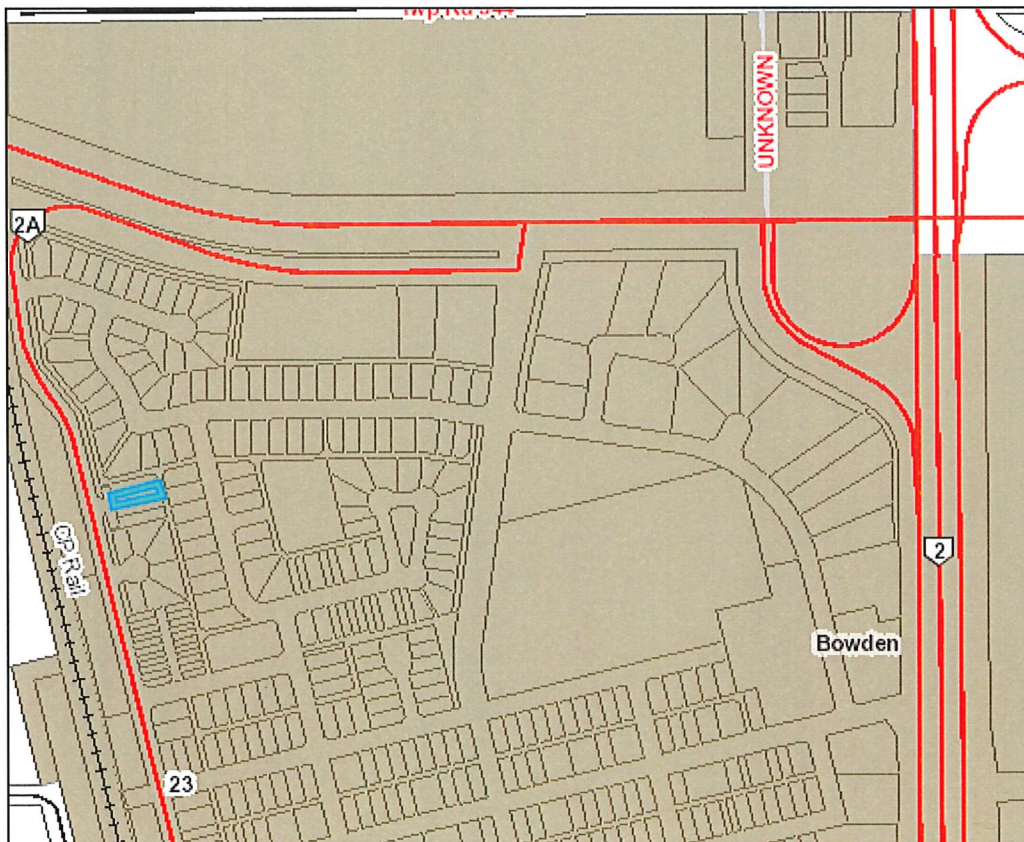
- The subject parcel is zoned General Residential (R2) District and is adjacent to Highway 2A on the western boundary. The eastern boundary is adjacent to a laneway.
- The Applicant will be required to obtain a Roadside Development Permit from Alberta Transportation, if approved.
- The Applicant is proposing to locate a 112 m² (1,216 ft²) manufactured home on the subject parcel. A manufactured home is a discretionary use within the General Residential (R2) District.

Surrounding Land Use / Environmental Considerations:

- Surrounding land use is a mixture of General Residential District, Low Density Residential District, Light Industrial District and Heavy Industrial District.

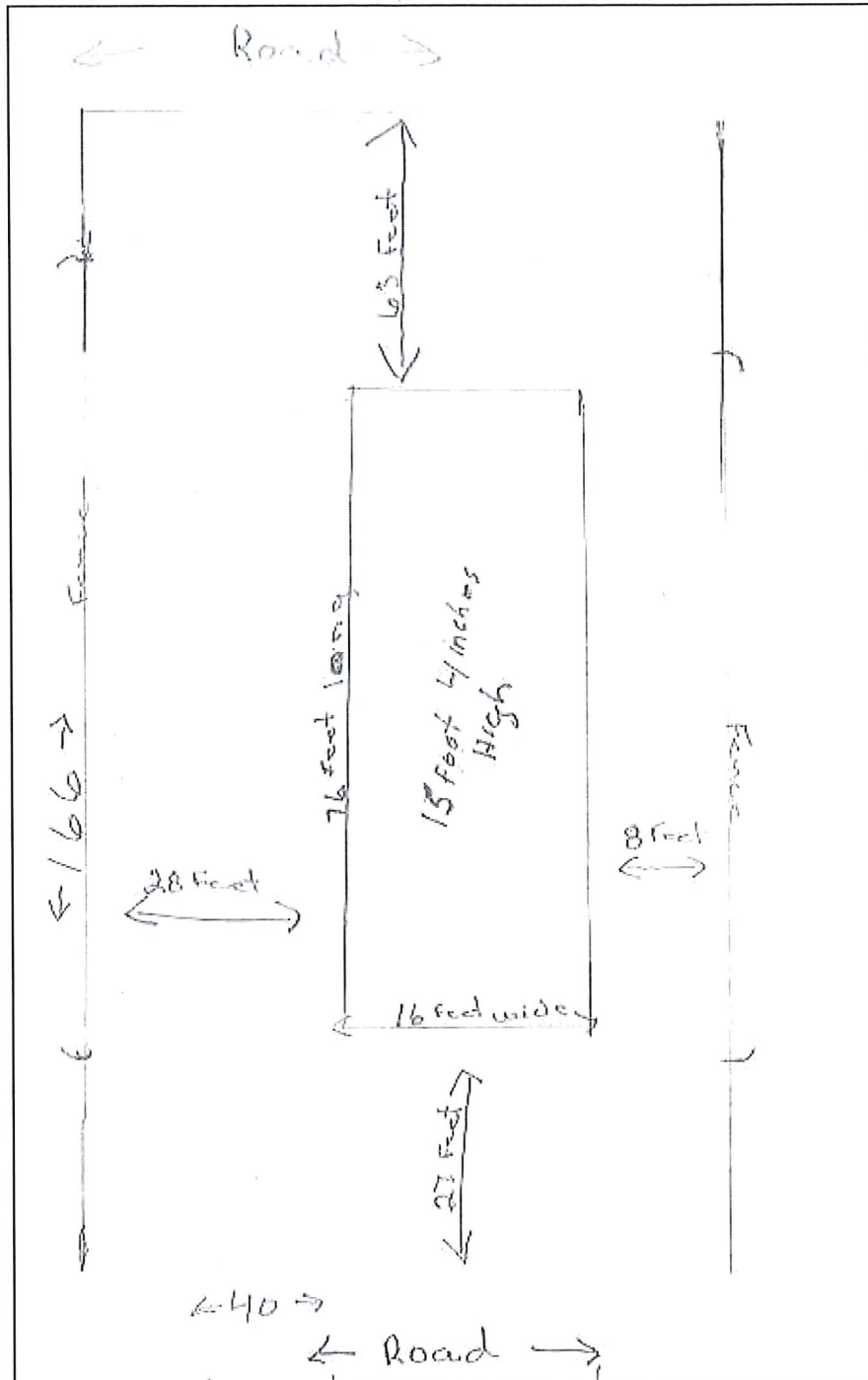
SCHEDULE "B"

LAND LOCATION MAP & AERIAL MAP



SCHEDULE "C"

SITE PLAN



SCHEDULE "D"

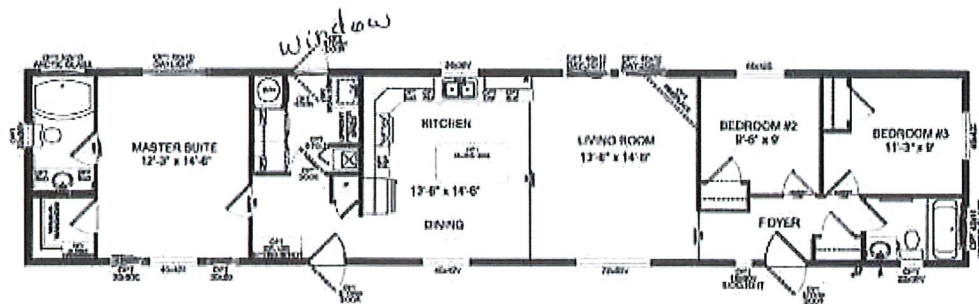
ELEVATION DRAWING



LEGACY
HOME SERIES

Legacy Home Series
16 #16203
Lafayette
16' X 76', 1216 sqft

Mirror ☐ Flip ☐



SCHEDULE "E"

2M CONTOUR MAP & REFERRAL AREA MAP

