

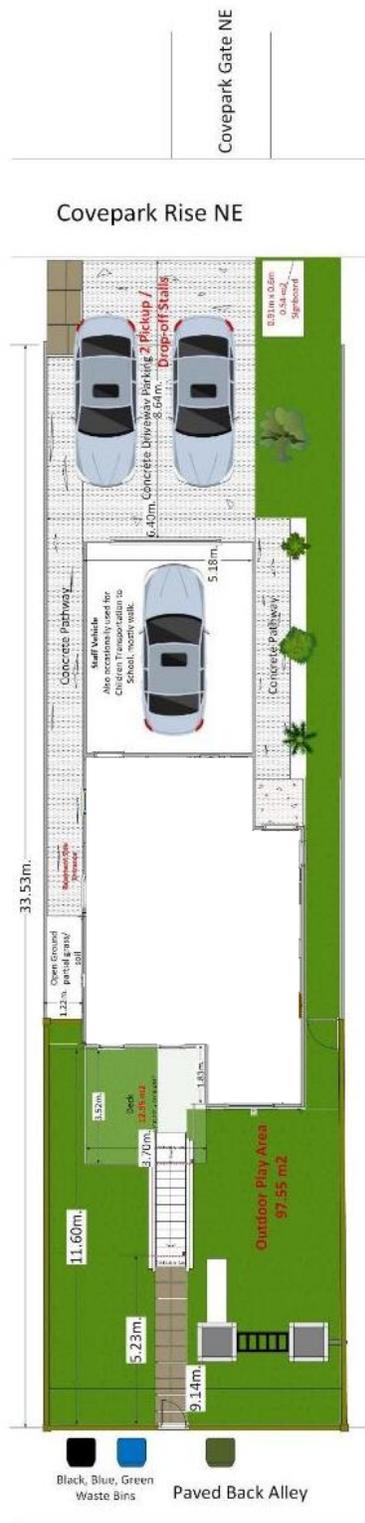
Development Permit (DP2022-08521) Summary

First reading of Bylaw 178D2022 for a land use amendment at 7 Covepark Rise NE was granted on 2022 December 06. This land use amendment proposes a Direct Control (DC) District to accommodate the conversion of a single detached dwelling to a commercial child care service. At the time of the public hearing, a development permit application had not been submitted. Second and third readings were withheld until a development permit was ready for approval. The applicant submitted a development permit, DP2022-08521, on 2022 December 16, which is ready for approval. Administration is recommending second and third reading for Bylaw 178D2022.

The following excerpt (Figure 1) from the development permit application provides an overview of the proposal and is included for information purposes only. DP2022-08521 proposes converting the entire home to a commercial child care service for a maximum of 18 children. The rear yard provides an area for an outdoor play space. Vehicle parking is to be provided in the attached front garage and driveway. The garage can accommodate one staff vehicle and the driveway may accommodate two stalls for pick-up and drop-off, meeting the Land Use Bylaw requirements. Additional street parking is also available.

Prior to beginning operations as a child care service, the operator will be required to receive provincial licencing.

Figure 1: Site Plan



MUNICIPAL ADDRESS: 7 COVEPARK RISE NE	
LEGAL ADDRESS: LOT 18, BLOCK 9, PLAN 071 0281	
Drawing Name: DEVELOPMENT PERMIT	
SITE PLAN	
FILE NUMBER: LOC2022-0043	
Page 1 of 7	
Total Finished Space: 148.37 m2	
Outdoor Play Area: 110.5 m2 (97.55 m2 backyard + 12.95 m2 deck)	

AMENDED DRAWINGS
 DP No Date Received
 DP2022-08521 Mar 14, 2023
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

- Grass
- Interlocking Paving Stone
- Fence