

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 4

DATE: February 10, 2021
APPLICATION: PRDP20203885

FILE: 03213003

SUBJECT: Home-Based Business Type II / Discretionary use, with no Variances

APPLICATION: Home-Based Business, Type II, for a home-improvement contracting business.

GENERAL LOCATION: located approximately 0.81 km (1/2 mile) west of Boundary Rd. and on the south side of Dead Horse Rd.

LAND USE DESIGNATION: Agricultural, General District (A-GEN) under Land Use Bylaw C-8000-2020

EXECUTIVE SUMMARY: The Applicant is proposing to operate a Home-Based Business, Type II, for a home-improvement contracting company, Eagle View Tiles Ltd., from the parcel. The business would use 83.61 sq. m (900.00 sq. ft.) of the dwelling and 2,400.00 sq. ft. (222.96 sq. m.) proposed accessory building, which is a permitted use in the A-GEN district. No outside storage is proposed. The business would operate five (5) days a week (8:00 am – 5:00 pm) with anticipated two to three (2-3) business-related visits per day and ten to twelve (10-12) per week.

There would be a total of three (3) employees; the Applicant as a resident employee and two (2) other non-resident employees. Signage is not requested at this time. The application is compliant with the regulations in the A-GEN district and Home-Based Business Type II requirements. No variances are requested.

ADMINISTRATION RECOMMENDATION: Administration recommends Approval in accordance with Option #1.

OPTIONS:

Option #1: THAT Development Permit Application PRDP20203885 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20203885 be refused for the following reasons:

1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land

Administration Resources

Bronwyn Culham, Planning & Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:****APPLICATION EVALUATION:**

The application was evaluated based on the information and site plan submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Land Use Bylaw 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • None
DISCRETIONARY USE: <ul style="list-style-type: none"> • A Home-Based Business, Type II is a discretionary use in the A-GEN district. 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Municipal Planning Commission

Additional Review Considerations

There were no technical considerations that warranted additional discussion or conditioning.

**CONCLUSION:**

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

BC/lt

ATTACHMENTS

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information

ATTACHMENT ‘C’: Application Referrals



ROCKY VIEW COUNTY

ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS**Description:**

- 1) That a Home-Based Business, Type II, for a home-improvement contracting company may operate on the subject parcel in accordance with the approved plans.

Permanent:

- 2) That the operation of this Home-Based Business may generate up to a maximum of eight (8) business-related visits per day.
- 3) That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
- 4) That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
- 5) That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
- 6) That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of the adjacent residential dwellings shall be preserved and the Home-Based Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
- 7) That the Home-Based Business shall be limited to the dwelling and accessory building. There shall be no outside storage area related to the business operations.
- 8) That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building, in accordance with the approved Site Plan.
- 9) That there shall be no signage, exterior display or advertisement of goods or services discernible from the outside of the building.
- 10) That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
- 11) That this Development Permit shall be valid until **FEBRUARY 10, 2022**.

Advisory:

- 12) That any other Federal, Provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- 13) That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.



ROCKY VIEW COUNTY

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Gurmit Singh (Eagle View Tiles Ltd.)	OWNER: Gurmit Singh & Harvinder K Farwaha,
DATE APPLICATION RECEIVED: November 26, 2020	DATE DEEMED COMPLETE: November 30, 2020
GROSS AREA: ± 8.08 hectares (± 19.99 acres)	LEGAL DESCRIPTION: NW-13-23-27-04 (270141 DEAD HORSE ROAD)
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <p>Nov 02, 2001: Building Permit (2001-BP-15103) Alteration and improvements (Gas Fireplace) for a Single Family Dwelling – Occupancy Granted</p> <p>Oct 29, 1992: Building Permit (1992-BP-3155) Single Family Dwelling – Occupancy Granted</p> <p>Jan 22, 1991: Building Permit (1991-BP-2099) Addition to Single Family Dwelling – Occupancy Granted</p> <p>Nov 08, 1990: Building Permit (1990-BP-2038) Move Single Family Dwelling – Open Application</p> <p>June 05, 2006: Building Permit (2006-BP-19295) Accessory Building (Detached Garage) – Occupancy Granted</p> <p>August 8, 2017: Planning Application (PL20170138) Subdivision - Plan Registered</p> <p>September 15, 2015: Planning Application (PL20150112) Redesignation - Withdrawn</p> <p>January 20, 2014: Planning Application (PL20140009) Subdivision - Plan Registered</p> <p>March 10, 2011: Planning Application (2011044) Subdivision - Plan Registered</p> <p>July 16, 2007: Planning Application (2007345) Redesignation - Closed - Approved</p> <p>August 26, 2002: Planning Application (2002237) – Redesignation – Closed- Registered</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	



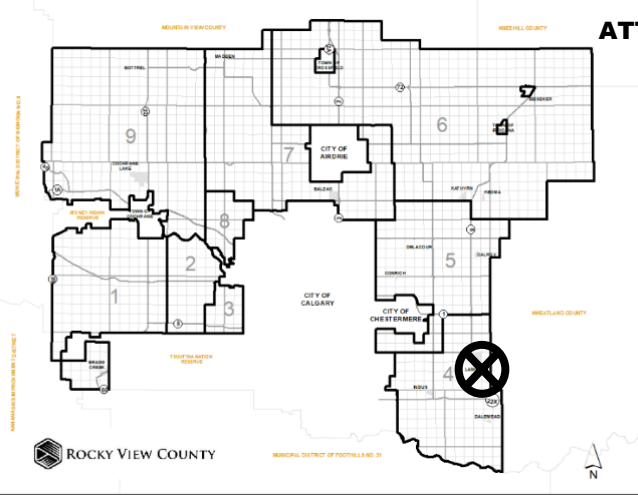
Location & Context

Development Proposal

Home-Based Business,
Type II, for a home-
improvement contracting
business.

Division: 04
 Roll: 03213003
 File: PRDP20203885
 Printed: Jan 15, 2021
 Legal: Lot:1 Plan:9111311
 within NW-13-23-27-W04M

ATTACHMENT 'B': MAPS AND OTHER INFORMATION



Site Plan

Development Proposal

Home-Based Business,
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Inspection Photos
January 25, 2021



Inspection Photos
January 25, 2021



Inspection Photos
January 25, 2021



Inspection Photos
January 25, 2021





AGENCY	CIRCULATED	RESPONSE RECEIVED
School Authority		
Rocky View Schools	No	
Calgary Catholic School District	No	
Public Francophone Education	No	
Catholic Francophone Education	No	
Province of Alberta		
Alberta Environment and Parks	No	
Alberta Transportation	No	
Alberta Sustainable Development (Public Lands)	No	
Alberta Culture and Community Spirit (Historical Resources)	No	
Energy Resources Conservation Board	No	
Alberta Health Services	No	
Public Utility		
ATCO Gas	No	
ATCO Pipelines	No	
AltaLink Management	No	
FortisAlberta	No	
Telus Communications	No	
TransAlta Utilities Ltd.	No	
Adjacent Municipality		
The City of Calgary	No	
Tsuut'ina Nation	No	
Other External Agencies		
EnCana Corporation	No	

ATTACHMENT 'C': APPLICATION REFERRALS

AGENCY	CIRCULATED	RESPONSE RECEIVED
Rocky View County Boards and Committees		
ASB Farm Members	No	
Internal Departments		
Recreation, Parks and Community Support	No	
Development Authority	No	
GIS Services	No	
Building Services	Yes	Yes
Fire Services & Emergency Management	No	
Development Compliance	Yes	Yes
Planning and Development Services (Engineering)	Yes	Yes
Transportation Services	Yes	Yes
Capital Project Management	No	
Utility Services	Yes	No
Agricultural and Environmental Services	Yes	No

Circulation Period: December 17, 2020 to January 7, 2021

Agencies that were not required for distribution are not listed.