

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 4

DATE: March 10, 2021
APPLICATION: PRDP20210306

FILE: 03219004

SUBJECT: Home Based Business, Type II and Accessory Buildings / Permitted & Discretionary use,
with no Variances

APPLICATION: Application is for a Home Based Business, Type II (firewood sales) and 3 accessory buildings (sea-cans).

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) south of Hwy 560 and west of Rge. Rd. 275.

LAND USE DESIGNATION: Agriculture, 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 firewood sales business (Black Dragon Industries) from the subject parcel. The business receives, stores and distributes palletized firewood. The Applicant states the business would operate Monday to Friday, 9:00 am – 3:00 pm and there are 2 employees, 1 employee is a resident of the parcel. The Applicant is proposing to utilise approximately 139.35 sq. m (1500.00 sq. ft.) of an existing accessory building (barn) for storage and staging of product (palletized firewood). The Applicant is proposing to place 3 accessory buildings (sea-cans), each approximately 29.73 sq. m (320.00 sq. ft.), which is a permitted use.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210306 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210306 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

Wayne Van Dijk, Planning and Development

AIR PHOTO & DEVELOPMENT CONTEXT:



VARIANCE SUMMARY:

Variance	Required	Proposed	Percentage
Maximum Accessory Building Parcel Coverage	285.00 sq. m (3,067.71 sq. ft.)	411.29 sq. m (4,427.09 sq. ft.)	44.31%

APPLICATION EVALUATION:

The application was evaluated based on the information 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 C-8000-2020 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> None
DISCRETIONARY USE: <ul style="list-style-type: none"> Home-Based Business, Type II is listed as a Discretionary use Accessory Building < 930.00 sq. m (10,010.40 sq. ft.) is listed as a Permitted Use 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> Municipal Planning Commission

Additional Review Considerations

No additional considerations



CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

WV/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Option #1:

Approval, subject to the following conditions:

Description:

1. That a Home-Based Business, Type II, for firewood sales, may operate on the subject parcel and that three (3) accessory buildings (sea-can) may be placed on the subject parcel in accordance with the approved site plan and conditions of this permit.

Permanent:

2. That the number of non-resident employees shall not exceed two (2) at any time.
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, Type II 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-Base 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 its accessory buildings.
8. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
9. That the operation of this Home-Based Business may generate up to a maximum of eight (8) business-related visits per day.
10. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
11. That the accessory buildings (sea-cans) shall be painted to match the existing structures within 6 months from date of permit issuance.

Advisory:

12. That a Building Permit shall be obtained through Building Services, for the accessory buildings (sea cans) and for the change of use/occupancy required for the existing farm building (barn), prior to any development taking place.
13. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
14. That this Development Permit shall be valid until **April 7, 2022**.

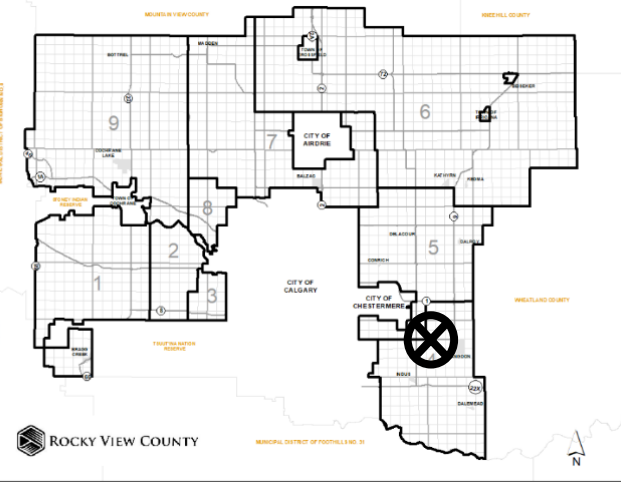
**ATTACHMENT 'B': MAPS AND OTHER INFORMATION**

APPLICANT: Shane Robinson	OWNER: Shane & Cindy Robinson
DATE APPLICATION RECEIVED: January 25, 2021	DATE DEEMED COMPLETE: February 8, 2021
GROSS AREA: ± 2.27 hectares (± 5.61 acres)	LEGAL DESCRIPTION: Lot 1, Plan 9610191, NE-19-23-27-W04M (233131 Rge. Rd. 275)
APPEAL BOARD: Subdivision, Development Appeal Board	
HISTORY: <ul style="list-style-type: none">• 2012-DP-15144: Existing accessory building (barn)• 2002-DP-9785: Existing Accessory building	
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 (firewood sales)
 and accessory buildings (3
 sea-cans)



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 Legal: Lot:1 Plan:9610191
 within NE-19-23-27-W04M



Cover Letter

Development Proposal

Home Based Business,
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To whom it may concern,

Please find enclosed all of the required documents in order for my application for a Type II Home based Business Permit. I have been laid off due to COVID and there is no work available for me. I am making an offer to buy an existing wood distribution business and move it out to my location so I can earn some income for my family. Currently this business is operating in Calgary in a ¼ acre lot using 3 40-ft containers and a 5500 sq-ft storage/staging area in an existing structure.. My application evolves around buying this business and moving/operating it on my property. I will be creating a delivery job for someone as well as a job for myself. I pray that you please keep this in mind as you are considering this application.

Each morning an in house driver will load up and deliver orders to customers. The number of product deliveries we receive varies depending on the season. We can get anywhere from 1-4 53-ft van deliveries of skidded firewood each week. This product will be stored in 3 40-ft ocean containers, and will be unloaded with a forklift.

In order to operate this business I will be utilizing 1500sq-ft of an existing building for a storage/staging area for packing and loading product., 3 40-ft ocean containers to store skidded firewood (approx 40'x24' footprint). The only change required to my property would be the addition of 3 ocean containers on the south side of the property.

I have a preexisting parking pad in front of my barn for the equipment required to run this business, and the expected customer pick up traffic . I have a solid road and lots of space for a 53-ft van to pull into, and turn around. I would have a very small footprint as I would require very little of my property to run this business, all infrastructure is in place.

Sales are done mostly online and by phone, and approx. 75% of all sales are delivered to the customer. Pick Up customers will be required to book a pick up time using our online pick up scheduler. We expect approx. 15-20 pickup customers per week.

Business Hours are 9 AM – 3 pm Monday-Friday. In order to run this business I would require a Cube van delivery truck, a 1 ton cargo van with a deck, a ½ ton pickup truck, and a forklift.

I have provided all of the documents required for the application to proceed, please let me know if you require anything else.

Best Regards,

Shane Robinson

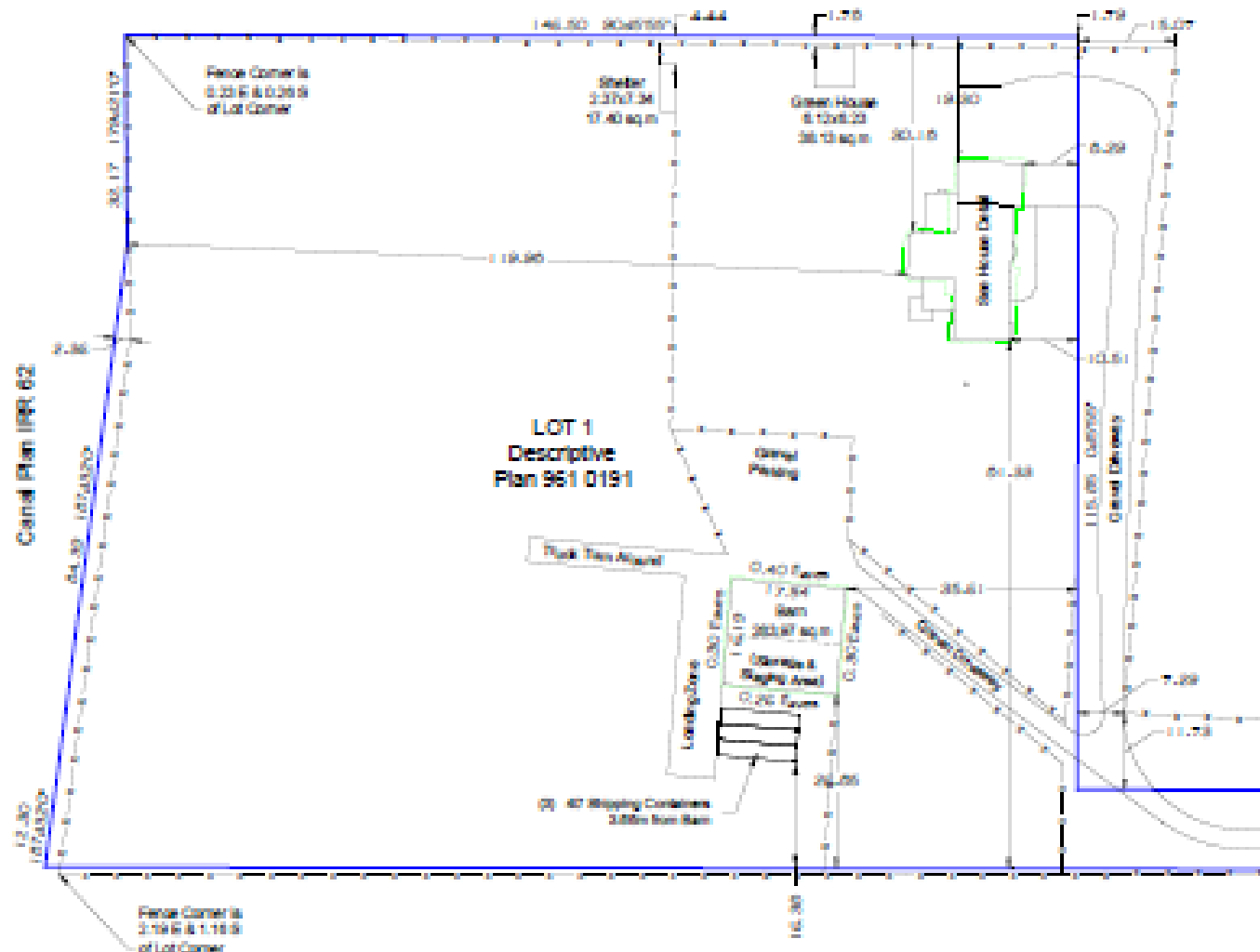


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Site Plan

Development Proposal

Home Based Business,
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 sea-cans)



1 Site Plan

Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.



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Aerial Image

Development Proposal

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Site Photos
(February 10, 2021
Inspection)

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