

PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 6
DATE:	April 28, 2021	APPLICATION: PRDP20210754
FILE:	06228004	
SUBJECT:	Special Function Business / Discretionary use, with no Variances	

APPLICATION: Special Function Business (within two existing accessory buildings), for an event venue.

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) north of Twp. Rd. 264 and on the west side of Rge. Rd. 273.

LAND USE DESIGNATION: Agricultural, General District (A-GEN)

EXECUTIVE SUMMARY: The application is for a Special Function Business for an event venue that will operate out of two existing accessory buildings:

- One tent structure, approximately 240.00 sq. m (2,583.34 sq. ft.) in size; and
- One accessory building, approximately 78.97 sq. m (850.00 sq. ft.), containing a seasonal kitchen.

The types of events that will be held include farm dinners or brunches, birthdays, anniversaries, weddings, and workshops. There will be no overnight or multi-day events. The venue is proposed to accommodate up to 100 guests at a time and all events are invite only. The majority of guests will be shuttled in for safety purposes and to minimize traffic. There is a proposed parking area on the east side of the property for up to 20 vehicles where tree screening is being implemented. During events, potable water will be hauled to the property and portable washrooms will be setup. The proposal meets the definition of a Special Function Business in the Land Use Bylaw and administration has no concerns with the proposal.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210754 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210754 be refused.

Administration Resources

Sandra Khouri, Planning & Development Services

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

The application was evaluated based on the technical reports 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> • Subdivision and Development Regulations; • Municipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
PERMITTED USE: Special Function Business is a discretionary use in the A-GEN district	DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission

Additional Review Considerations

Conditions were determined based on the following items:

Transportation

The property gains access through an approach off of Rge. Rd. 273 that is chip sealed. As events only occur 15 days a year and the majority of guests are shuttled in, administration is not concerned about increased traffic volume on this road.



Parking

Parking Requirement, Religious Assembly: 7.5 per 100.00 sq. m of gross floor area

Tent = 240.00 sq. m

Required number of stalls = 18

Proposed number of stalls = 20

A parking area is proposed on the east side of the property to accommodate up to 20 vehicles. Tree screening is proposed along the east side for visual buffering.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

SK/llt

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Description:

1. That a Special Function Business, for an event venue may operate on the subject parcel in accordance with the approved Site Plan, application, and conditions of this permit and includes:
 - i. An indoor event space within the existing tent structure, approximately 240.00 sq. m (2,583.34 sq. ft.) in area;
 - ii. An existing seasonal kitchen within an accessory building, approximately 78.97 sq. m (850.00 sq. ft.) in area; and
 - iii. A maximum guest attendance not to exceed **100** guests per event.

Permanent:

2. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application shall be implemented and adhered to in perpetuity.
3. That no off-site advertisement signage associated with the Special Function Business shall be permitted.
4. That no signage or parking is permitted within the County road right-of-way at any time.
5. That if any onsite or offsite signage is required, a separate development permit shall be applied for, excluding onsite wayfinding signage (such as parking identification or directions).
6. That there shall be a minimum of 20 parking stalls, 2 of which are barrier free stalls, available onsite during operation of the Special Function Business.
7. That the parking area shall be completely screened from view from all adjacent properties and public thoroughfares at all times.
8. That the existing private sewage treatment system shall not be used for events. Wastewater supply and treatment shall be restricted to portable facilities or other acceptable methods in accordance with the County's Servicing Standards.
9. That the existing water well shall not be used for events. Potable water supply shall be provided through a holding tank and cistern or other acceptable methods in accordance with the County's Servicing Standards.
10. That the Special Function Business shall not operate on the subject property for more than 15 cumulative days in a calendar year, excluding the time used to erect or dismantle any temporary structures.
 - i. The time taken to erect or dismantle any temporary structures shall be no sooner or later than 7 days before or after a scheduled Special Function event.
11. That the operation of the Special Function Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
12. That the Special Function 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 resident dwellings shall be preserved. The Special Function Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
13. That all on-site lighting shall be dark sky, and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce



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uplight. All development shall demonstrate lighting design that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties.

14. That this Development Permit shall be valid until **May 31, 2023**.

Advisory:

15. That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.

16. That a Development Permit and Building Permit shall be obtained from the County prior to occupancy of the tent for special event purposes.

17. That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.

- i. That the Applicant/Owner shall obtain any required Alberta Health Services requires for events and food handling onsite, prior to commencement of operation.
- ii. That if the water well is to be used for potable water for events, the Applicant/Owner shall obtain a commercial water well license from Alberta Environment and Parks prior to commencement of the operation.



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ATTACHMENT 'B': MAPS AND OTHER INFORMATION

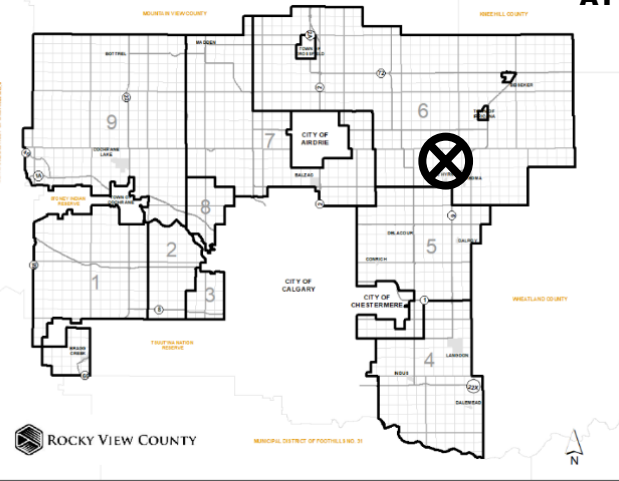
APPLICANT: Alysa Klassen & Elaine Hauser	OWNER: Triple 7 Contracting Ltd.
DATE APPLICATION RECEIVED: February 24, 2021	DATE DEEMED COMPLETE: March 1, 2021
GROSS AREA: ± 3.43 hectares (± 8.48 acres)	LEGAL DESCRIPTION: Lot 1, Block 1, Plan 1310083; NE-28-26-27-W04M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <p>May 28, 2019: Development permit (PRDP20191026) for a Home-Based Business, Type II for seasonal private functions was approved but never issued; prior to release conditions were never met.</p> <p>2018: Aerial photography indicates that an oversize tent structure has been placed on the property. Requires a development permit and a building permit.</p> <p>April 13, 2018: Building permit (PRBD20181145) was obtained for an accessory building with a seasonal kitchen, however it did not pass final inspection.</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	



Location & Context

Development Proposal

Special function business
(within two existing
accessory buildings), for
an event venue



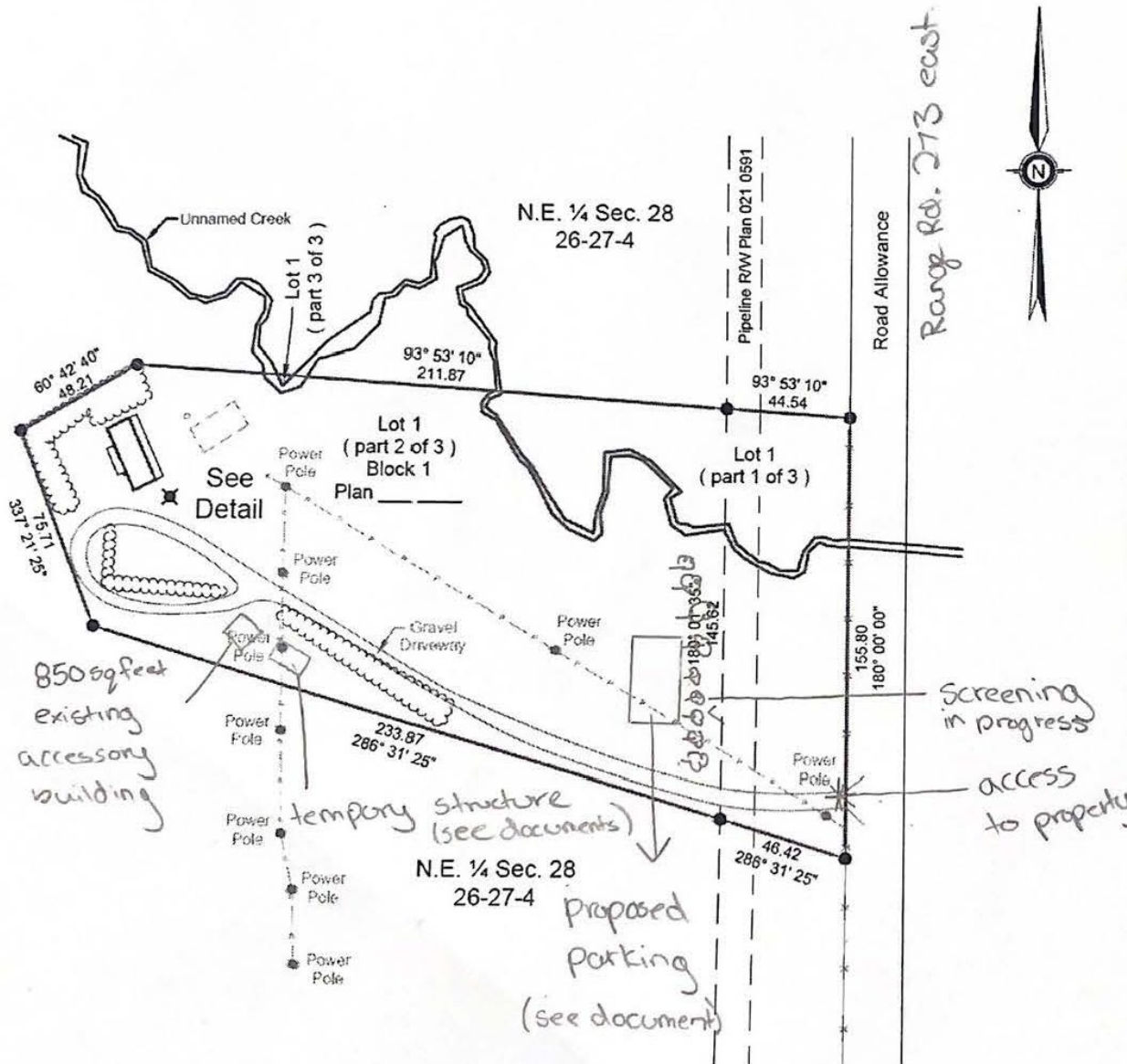
Division: 06
Roll: 06228004
File: PRDP20210754
Printed: March 25, 2021
Legal: Lot:1 Block:1
Plan:1310083 within NE-28-
26-27-W04M



Site Plan

Development Proposal

Special function business
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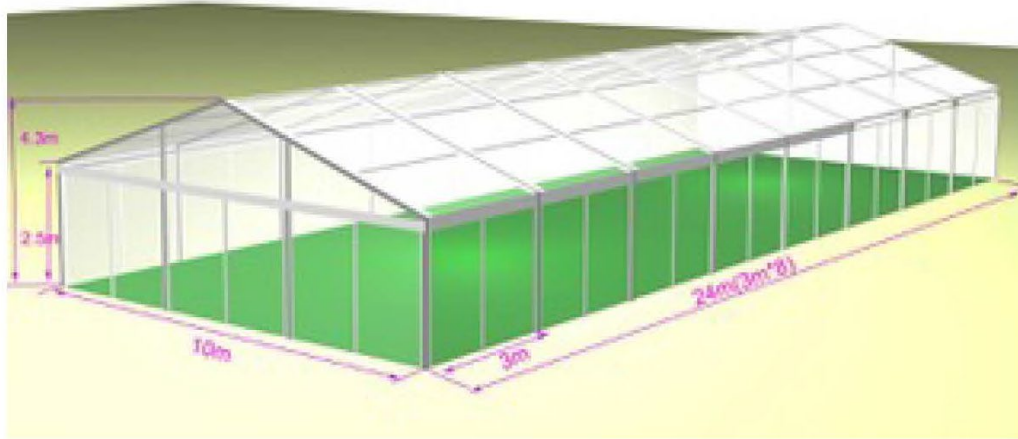
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