
PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 5

DATE: January 26, 2022
APPLICATION: PRDP20215386

FILE: 07315005

SUBJECT: Home-Based Business, Type II / Discretionary use, with Variances

APPLICATION: Application is for a Home-Based Business, Type II, for an automotive business (hobby shop for antique and classic automobiles/engine rebuilding) and relaxation of the allowable business use regulation.

GENERAL LOCATION: Located approximately 0.20 kilometres (0.13 miles) west of Range Road 282, on the north side of Highway 567.

LAND USE DESIGNATION: Residential, Rural District (R-RUR) under Land Use Bylaw C-8000-2020.

EXECUTIVE SUMMARY: The Applicant is proposing to operate a Home-Based Business, Type II, for a hobby shop for classic/vintage automobiles and engine rebuilding, on the subject parcel. The Applicant states the business has three employees; one is a resident of the parcel. The business is proposed to operate from 9:00 a.m. to 4:00 p.m., Monday to Friday, and there are 3-4 business-related visits per day. The business utilizes approximately 128.60 sq. m (1,384.24 sq. ft.) of indoor storage space (existing accessory building/garage) and approximately 71.88 sq. m (773.71 sq. ft.) of outside storage, directly adjacent to the garage. There is one vehicle (truck) associated with the business that is parked on site. The site is well-screened from adjacent landowners.

The proposal requires a relaxation to the type of business regulation.

ADMINISTRATION RECOMMENDATION: Administration recommends refusal in accordance with Option #2.

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20215386 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20215386 be refused for the following reasons:
1. The application does not meet the requirements for a Home-Based Business, Type II, as specified in Section 145 (f) of the Land Use Bylaw, C-8000-2020.
Retail, restaurants, and automotive related businesses shall not be permitted as a Home-Based Business (Type II).
 2. 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:



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 Discretionary Use 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Municipal Planning Commission

Additional Review Considerations

Section 145 (f) of the Land Use Bylaw states that automotive related businesses shall not be permitted as a Home-Based Business, Type II. The proposed development has the potential to unduly interfere with the amenities of the neighbourhood or materially interfere with and affects the use, enjoyment, and value of neighbouring parcels of land. The Applicant has gained written support from nine (9) adjacent landowners.



ROCKY VIEW COUNTY

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Dominic Kazmierczak”

“Brock Beach”

Manager
Planning

Acting Executive Director
Community Development Services

WV/lh

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information



ROCKY VIEW COUNTY

ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONSOption #1:

Approval subject to the following conditions:

Description:

1. That a Home-Based Business, Type II, for automotive hobby shop for antique/classic automobiles and engine rebuilding may commence to operate on the subject parcel in accordance with the approved site plan and conditions of this permit.
 - i. That the proposed Automotive use is permitted as a Home-Based Business, Type II.

Permanent:

2. That the number of non-resident employees, for the operation of this Home-Based Business, in conjunction with any other Home-Based Business approved for this parcel, shall not exceed two 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-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 its accessory buildings.
8. That all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building or the outside storage area.
9. That all outside storage that is part of this Home-Based Business, Type II, shall be screened from adjacent lands, to the satisfaction of the Development Authority, shall meet the minimum setback requirements for buildings, and shall not exceed **71.88 sq. m (773.71 sq. ft.)** in general accordance with the Site Plan.
 - i. That any site landscaping or screening elements approved with the application shall be maintained onsite at all times.
10. That there shall be no signage, exterior display, or advertisement of goods and services discernable from the outside of the building.
11. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
12. That the operation of this Home-Based Business, in conjunction with any other Home-Based Business approved for this parcel, may generate up to a maximum of eight business-related visits per day.
13. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.

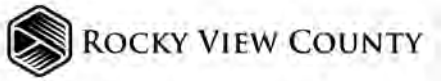


ROCKY VIEW COUNTY

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

Advisory:

- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

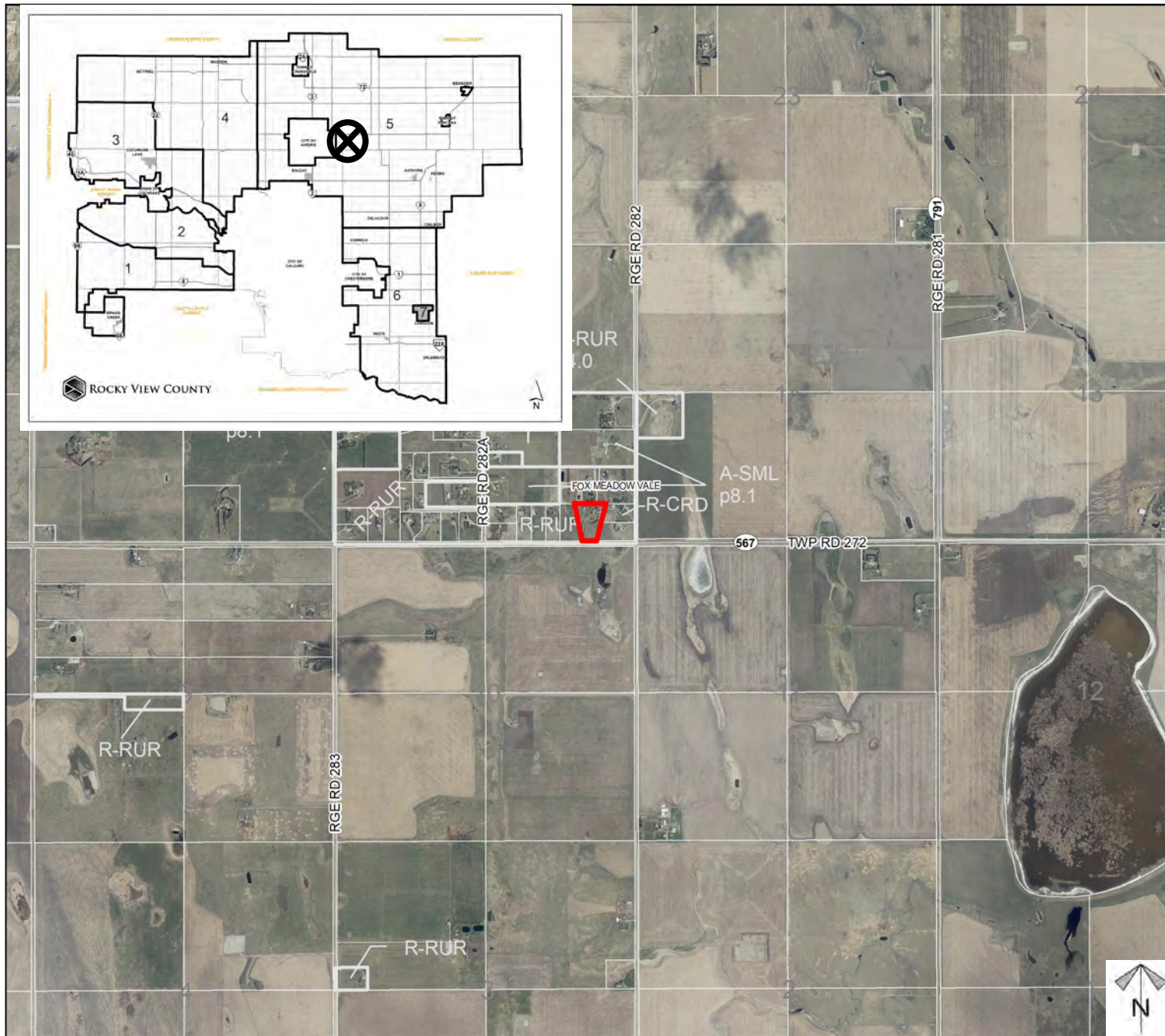
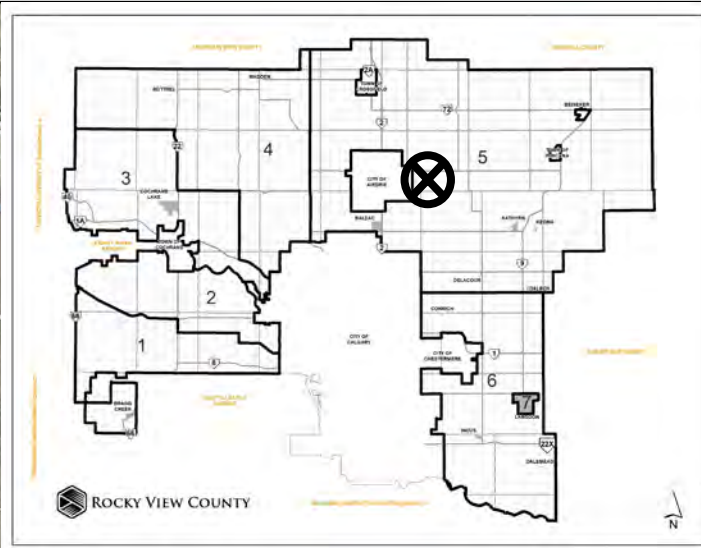
APPLICANT: Adelmo L. Sciore	OWNER: Adelmo L. Sciore
DATE APPLICATION RECEIVED: November 8, 2021	DATE DEEMED COMPLETE: November 15, 2021
GROSS AREA: ± 2.53 hectares (± 6.25 acres)	LEGAL DESCRIPTION: Lot 3, Block 8, Plan 9611667, SE-15-27-28-W04M (282050 Twp. Rd. 272)
APPEAL BOARD: Subdivision, Development Appeal Board	
HISTORY: <ul style="list-style-type: none"> No previous development permit history 	
PUBLIC & AGENCY SUBMISSIONS: 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.	



Location & Context

Development Proposal

Home-Based Business, Type II, for an automotive business (hobby shop for antique/classic automobiles) and relaxation of the allowable business use



Division: 5
Roll: 07315005
File: PRDP20215386
Printed: Nov 16, 2021
Legal: Lot:3 Block:8
Plan:9611667 within SE-15-27-28-W04M

Aerial Imagery

Development Proposal

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Adjacent Landowner Consent

Development Proposal

Home-Based Business,
Type II, for an automotive
business (hobby shop for
antique/classic
automobiles) and
relaxation of the allowable
business use

December 12, 2021

To whom it may concern,

I am aware that Del Sciore at 282050 Twp Rd. 272 has been operating a classic vehicle hobby shop at his acreage. None of his activities have created any inconvenience to our daily lives. I would have no problem with supporting his application for a permit to continue.

272034 Rng Rd 282A
Address

Wanda Prescott
Name

W. Prescott
Signature

December 12, 2021

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I am aware that Del Sciore at 282050 Twp Rd. 272 has been operating a classic vehicle hobby shop at his acreage. None of his activities have created any inconvenience to our daily lives. I would have no problem with supporting his application for a permit to continue.

272032 RGE RD 282A
Address

DARCY MUNRO
Name

Darcy Munro
Signature

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RR 2 5th Main 272030 RR282A
Address

Daniel Cooper
Name

[Signature]
Signature

December 12, 2021

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I am aware that Del Sciore at 282050 Twp Rd. 272 has been operating a classic vehicle hobby shop at his acreage. None of his activities have created any inconvenience to our daily lives. I would have no problem with supporting his application for a permit to continue.

272028 Rge Rd 282A Rocky View Center AB T4A2Y4
Address

Shane & Michelle Callaway
Name

[Signature]
Signature

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272015 RR 242
Address

Kyle German
Name

[Signature]
Signature

December 12, 2021

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282036 Fox meadow lake
Address

Jessie Ashley
Name

[Signature]
Signature

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Murphy 272019, RR-282.
 Address

Lidia Unrau
 Name

Murphy
 Signature

December 12, 2021

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I am aware that Del Sciore at 282050 Twp Rd. 272 has been operating a classic vehicle hobby shop at his acreage. None of his activities have created any inconvenience to our daily lives. I would have no problem with supporting his application for a permit to continue.

282039 Fox Meadow Vale Rocky View County, AB
 Address

Diane Mackka
 Name

D. Mackka
 Signature

Adjacent Landowner Consent

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282052 Twp Rd 272
Address

Virian Mizera
BRAD MIZERA
Name

V. Mizera
[Signature]
Signature

Adjacent Landowner Consent

Development Proposal

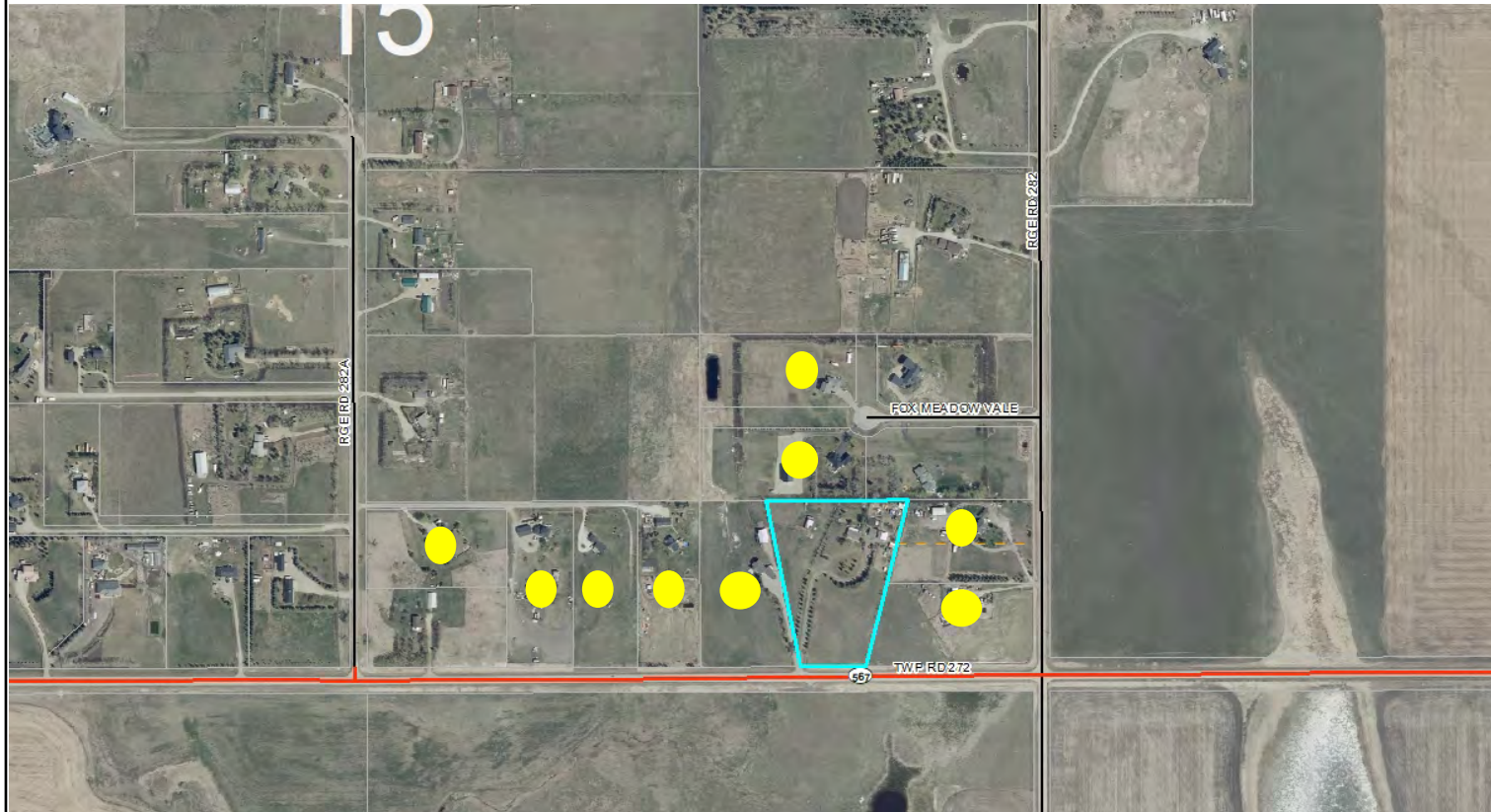
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Adjacent Landowner Consent

Development Proposal

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 Adjacent landowner consent

 Subject parcel

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Site Photo

Development Proposal

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Looking north from Hwy 567



Looking west from Hwy 567



Looking south from residence



Looking west from residence

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Garage/shop



Looking east from residence



Screening to the east



Looking south from residence

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Looking north from east side of shop



Screening to the northeast



Looking NW from corner of shop



Screening to the north

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