

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority **DIVISION:** 6

DATE: January 27, 2021 **APPLICATION:** PRDP20203792

FILE: 08625003

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

APPLICATION: Application is for a Home Based Business, Type II, for a General Contractor and Millwork Manufacturer.

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) east of Rge. Rd. 21 and on the south side of Twp. Rd. 285A.

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

EXECUTIVE SUMMARY: The name of the company is Goodgrain Woodwork Ltd. The Applicant states that the company has 3 full-time employees, 2 are non-residents of the parcel. Operating hours are 7:30 am – 4:00 pm, Monday to Friday. The Applicant anticipates 4 - 8 customer visits per week and states that the company does 50% of work on job sites in Calgary and surrounding areas and staff routinely perform pick-ups and deliveries so business traffic is minimized. There is one standard pick-up truck utilized for business purposes and is stored in an existing 278.71 sq. m (3,000.00 sq. ft.) accessory building. The Applicant is proposing to construct a new accessory building, applied for separately (PRDP20203794). No additional outside storage or signage is requested.

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

OPTIONS:

Option #1: THAT Development Permit Application PRDP 20203792 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20203792 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



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/sl

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Conditions
ATTACHMENT ‘B’: Maps and Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS

Option #1:

Approval, subject to the following conditions:

Description:

1. That a Home-Based Business, Type II, for a general contractor and millwork manufacturer may operate 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.
 - i. That an employee in this home-based business is a person who attends the property more than once in a seven (7) day period for business purposes.
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 all vehicles, trailers, or equipment that are used in the Home-Based Business shall be kept within a building.
9. That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
10. That the operation of this Home-Based Business may generate up to a maximum of eight (8) business-related visits per day.
11. That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.

Advisory:

12. That any other government permits, approvals including a Roadside Development Permit through Alberta Transportation, or compliances are the sole responsibility of the Applicant/Owner.
13. That this Development Permit shall be valid until **February 17, 2022**.



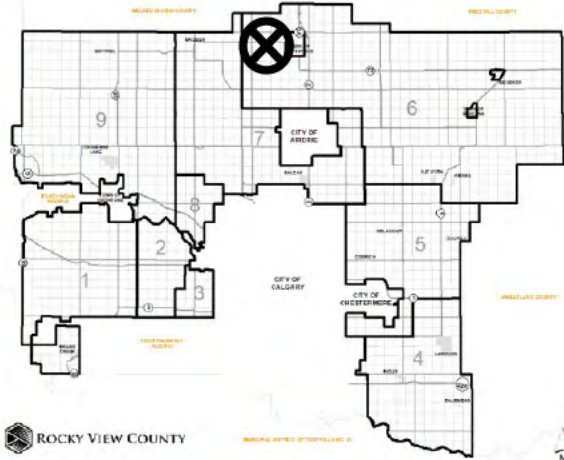
ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Goodgrain Woodwork Ltd. (Eric Milton)	OWNER: The Paradigm Corporation
DATE APPLICATION RECEIVED: November 24, 2020	DATE DEEMED COMPLETE: November 27, 2020
GROSS AREA: ± 3.71 hectares (± 9.17 acres)	LEGAL DESCRIPTION: Lot 1, Plan 9911327, NW-25-28-02-W05M (20135 Twp. Rd. 285
APPEAL BOARD: Subdivision, Development Appeal Board	
HISTORY:	
<ul style="list-style-type: none"> • PRDP20203794: application for accessory building, associated with this application 	
PUBLIC & AGENCY SUBMISSIONS:	
The application was circulated to 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 a general contractor and millwork manufacturer



Division: 6
Roll: 08625003
File: PRDP20203792
Printed: January 8, 2021
Legal: Lot:1, Plan:9911327;
within NW-25-28-02-W05M

Cover Letter

Development Proposal

Home-Based Business,
 Type II for a general
 contractor and millwork
 manufacturer



21Nov2020

To whom it may concern,

Please find attached the completed Development Permit package and Home-Based Business (Type II) package for 20135 Twp Rd 285 (NW 25-28-2-W5M, Plan 9911327 Lot 1). After careful consideration of this property it is our proposed intention to move our millwork business from Crossfield to this property.

GoodGrain WoodWork Ltd. (GGWW) has two employees and is generally a Monday to Friday 730am to 400pm millwork shop. Approximately 50% of our work time is spent onsite in Calgary and the surrounding area and in general all pick-ups and deliveries are completed by our own staff so traffic in and out of the business is minimal. Almost all meetings with clients are done onsite and most years we have no more than three shop visits from outside contacts. We do not believe this development would significantly impact the traffic on the surrounding road ways.

We would require two parking spots for employees (noted on the site map) and we own a truck and two cargo trailers which would be kept in the existing Zipperloc when not in use. This Zipperloc also enables us to keep any additional storage inside to ensure we aren't causing unsightly views for our neighbours.

In order to complete this move we would require the development of a new 4,500 square foot building directly south of the existing Zipperloc structure on the west side of the property. We believe this to be the most logical place for this new building as from the road there would be limited sightlines but, there is an existing secondary approach (see photos and site map) which could be used solely for business operations without affecting the flow of traffic.

Based on meetings with Fortis and our construction contractors we believe there would be minimal grading, or disruption of existing shelterbelts and foliage as well as the surrounding farmland required for this building. After discussions with the group who farms the land directly west of this property it is believed there would be no feasible disruption to any of their operations during construction or moving forward to operations.



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As per the building drawings you'll see a water catchment system on the East and West sides of the building which would be used to water the surrounding vegetation in a more even cycle. This catchment system will enable us to ensure there is no large amount of runoff from storm water which could impact the surrounding farmland while ensuring the water stays on the property and eventually replenishes the aquifers below.

There are currently four existing accessory buildings on this property, the Zipperloc on the West side, a quonset in the North East corner, a quonset on the South East corner and a central barn. In total these existing accessory buildings have a square footage of 12,809 and to our knowledge were grandfathered on to this property when this 9+ acre parcel was broken out of the surrounding quarter. While we are requesting a variance to the 10,000 square foot limit for accessory buildings for this new 4,500 square foot building, we are also requesting a Demolition Permit for the existing South East quonset as it is unlikely to be salvageable for any purpose. This would mean the total square footage for accessory buildings on the property would be 14,091. We believe this new building and removal of the old quonset will increase the 'curb appeal' and desirability of the property while still having only moderate sight lines due to the number of trees on the property. With the additional indoor storage of the existing Zipperloc, when compared to other properties in the immediate area, we believe this new development will be a benefit to the landscape.

GoodGrain WoodWork Ltd. has existing relationships with many of the surrounding neighbours and agricultural operations and we anticipate furthering that relationship by being the type of neighbours who contribute to their community, are known for keeping a well kept and organized property and for lending a hand when needed.

We invite any questions or concerns to the undersigned.

Eric Milton



Site Photos

Development Proposal

Home-Based Business, Type II for a general contractor and millwork manufacturer

Looking north from the south west corner of property.



Looking south from north end of business entrance.



Looking north west from the south east corner of the property.

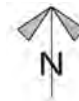


Looking north west from the middle of the east side of the property.



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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Site Photos

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Looking east from the south west corner of property.



Looking north from the middle of the south end of the property.



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Site Plan

Development Proposal

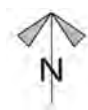
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Legend	
A-01 - SITE PLAN	
A-02 - FOUNDATION PLAN	
A-03 - FLOOR PLAN	
A-04 - ELEVATIONS	
A-05 - CROSS SECTIONS	
REVISIONS:	
NO.	DATE
P.L.P. Architecture Inc. 1000 10th Street, Suite 100 Rocky View, Alberta T4C 1A1	
PROJECT: 9911327 - 01	
SHEET NO.: 01	
SHEET TOTAL: 01	
PROJECT TITLE: SITE PLAN	
CLIENT: GoodGrain WoodWork Ltd.	
MAIN PROJECT NUMBER: 9911327-01	
DRAWN BY: A.O.T.	CHECKED BY: G.M.
DATE: 2021-01-08	SCALE: 1:500

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