

# APPENDIX A

## BACKGROUND REPORT

May 9, 2023

### **DEVELOPMENT PERMIT # 2023-D-058**

**Applicant:** Russ Rivard – 1390606 Alberta Ltd

**Owner:** Russell & Darlene Rivard

**Land Location:** Plan 142 0179 Block 1 Lot 10 – NE-15-64-3-W4M  
43209 Twp Rd 642A

**Roll#:** 6403151010

**Zoning:** Country Residential (Large Lot) District “CR2” **Size:** 9.29 acres

☐ Permitted

☒ Discretionary

☐ Other

### **DESCRIPTION OF APPLICATION:**

The applicant is applying for a major home business for the import and sale of mini trucks.

### **ADJACENT PROPERTY:**

The property is located east of the range road 432A and township road 642A intersection on the northwest shore of Ethel Lake. Adjacent properties are residential parcels, and quarter section remnants.

### **CONSIDERATIONS:**

The applicant would like to operate a major home business out of an existing shop. They would like to import mini trucks from Japan, modify them with body lifts, all terrain tires, and track kits and sell them. They would be open 8:00 am to 4:00pm but site visits will be by appointment only. Russ is the only employee of the business.

Adjacent landowner letters were sent out on April 18, 2023, and we have not received any response.

### **RECOMMENDATION:**

Recommendation for Development Application No. 2023-D-058 is **approve** the request for major home business for an imported mini truck sales business within NE-15-64-3-W4m as a discretionary use as per Part 6, section 47 of the general regulations and Part 7, Section 73.2 of the Land Use Bylaw with the following conditions:

April 20, 2023 1:46 PM

1. As per section 47.3 Major Home Business:

(a) a major home business may utilize accessory buildings, while still maintaining the residential use as the primary use on the site;

(b) the home business may employ up to three persons who do not live on the site or within the primary residence;

(c) the home business may not generate traffic uncharacteristic to the area;

(d) all required parking must be on-site; and

(e) outside storage of materials, goods or equipment on the site shall be directly related to the home business and, at the discretion of the Development Authority, may require screening or fencing.

4. The display or placement of signs on the premises of a home business shall be restricted to one identification sign no larger than 1.0 square metre (10.76 square feet) in area, and may be indirectly illuminated.