

## APPENDIX A

### BACKGROUND REPORT

December 12, 2023

#### **DEVELOPMENT PERMIT # 2023-D-242**

**Applicant:** Rock Solid Nitrogen Services Ltd – Ryan Martin

**Owner:** GD Joint Venture Inc

**Land Location:** Plan 102 5276 Block 2 Lot 14 – NW-30-61-5-W4M  
205 61501 Hwy 41

**Roll#:** 6105302042

**Zoning:** Rural Industrial District "RI" **Size:** 1.51 acres

☐ Permitted

☒ Discretionary

☐ Other

#### **DESCRIPTION OF APPLICATION:**

The applicant is applying for work camp at an industrial lot with shop.

#### **ADJACENT PROPERTY:**

The property is located in the Aurora Borealis industrial subdivision. Adjacent properties are industrial lots and the remainder of a quarter section.

#### **CONSIDERATIONS:**

The applicant operates Rock Solid Nitrogen Services Ltd and is relocating to the Aurora Borealis industrial subdivision. They accommodate crew in two skid shacks at their current location where these buildings are permitted as dwellings. Dwellings are neither a permitted nor discretionary use in the rural industrial district, but this application complies with a work camp use.

Water, power, and septic are on site and will be connected by a certified contractor. There will be up to two employees in each shack, a maximum of four at the work camp at a time. Domestic waste will be disposed of at a bin site.

Adjacent landowner letters were sent out on November 21, 2023, and we have not received any response at the time of report generation.

November 28, 2023 3:36 PM

This application is compliant with the Aurora Borealis and Highways 28 and 41 Area Structure Plans.

**RECOMMENDATION:**

Recommendation for Development Application No. 2023-D-242 is **approve** the request for a work camp as a discretionary use as per Part 6, Section 66 and Part 7, Section 83.2 of the Land Use Bylaw with the following conditions:

1. As per Section 83.6, setback shall be:
  - Front yard: 7.6 metres (25.0 feet)
  - Side yard: 6.0 metres (19.6 feet)
  - Rear yard: 6.0 metres (19.2 feet)
2. As per Section 52.1, Outdoor lighting shall be located so that rays of light:
  - (a) are not directed at an adjacent site;
  - (b) do not adversely affect an adjacent site; and
  - (c) do not adversely affect traffic safety.
3. Applicable electrical, gas, plumbing, and sewer permits are required as per Alberta Safety Codes Act.
4. Approved building permits are required as per the Alberta Safety Codes Act.
5. The permit shall be valid for one (1) year, at which time an application may be made for a continuance of the use for one (1) additional year, after which a new development permit approval is required.