

Municipal District of Bonnyville No. 87

Request for Decision (RFD)

Meeting:	Regular Meeting of Council
Meeting Date:	May 28, 2024
Originated By:	Kristy Poirier, Development Authority Officer
Title:	Development Application No. 2024-D-110 - Major Home Business - Heavy Equipment Tech

PROPOSAL & BACKGROUND

Administration has received and is presenting development application no. 2024-D-110 for Council consideration. The applicant is applying for a major home business use for a heavy equipment technician shop.

DISCUSSION ON BENEFITS, DISADVANTAGES & OPTIONS

As per the background report in Appendix A, the applicant would like to use an existing shop to operate a heavy equipment technician repair shop south of Ardmore.

Attached for Council's review:

- Appendix A: 2024-D-110 Background Report
- Appendix B: 2024-D-110 Location, Aerial, and Application
- Appendix C: Land Use Bylaw No. 1667, Section 47 Home Business

REFERENCE TO STRATEGIC PLAN

Goal 1: Building a viable and diversified regional economy

REFERENCE TO PROVINCIAL/FEDERAL LEGISLATION

Municipal Government Act
Lower Athabasca Regional Plan

COSTS & SOURCE OF FUNDING

The applicant paid a \$175.00 application fee.

COMMUNICATIONS STRATEGY

The decision will be advertised in the subsequent week's newspaper and on the M.D. of Bonnyville's website.

ADMINISTRATION RECOMMENDED ACTION

THAT Council approves development permit application no. 2024-D-110 for a major home business for a heavy equipment technician shop on Plan 132 0992, Block 1, Lot 1, within SE-1-62-4-W4M as a discretionary use pursuant to Part 6, Section 47, and Part 7, Section 69.2 of the Land Use Bylaw for Nathan and Alaina Gamache with the following conditions:

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.
2. 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.

COUNCIL OPTIONS

1. THAT Council approves development permit application no. 2024-D-110 for a major home business for a heavy equipment technician shop on Plan 132 0992, Block 1, Lot 1, within SE-1-62-4-W4M as a discretionary use pursuant to Part 6, Section 47, and Part 7, Section 69.2 of the Land Use Bylaw for Nathan and Alaina Gamache with the following conditions ... [listed as recommended or revised list of conditions].
2. THAT Council refuses development permit application no. 2024-D-110 for the following reasons
_____.

Report Approval Details

Document Title:	Development Application No. 2024-D-110 - Major Home Business - Heavy Equipment Technician.docx
Attachments:	- Appendix A - 2024-D-110 Background Report.pdf - Appendix B - 2024-D-110 Location, Aerial, and Application.pdf - Appendix C - Land Use Bylaw No. 1667, Section 47 Home Business.pdf
Final Approval Date:	May 16, 2024

This report and all of its attachments were approved and signed as outlined below:

Lisa Folliott

Esther Quiambao

Stephanie Severin