

APPENDIX A

BACKGROUND REPORT

May 28, 2024

DEVELOPMENT PERMIT # 2024-D-110

Applicant: Nathan and Alaina Gamache

Owner: Nathan and Alaina Gamache

Land Location: Plan 132 0992 Block 1 Lot 1 - SE-1-62-4-W4M
44014 Twp Rd 620

Roll#: 6204013004

Zoning: Agriculture District "A" **Size:** 10.01 Acres

Permitted

Discretionary

Other

DESCRIPTION OF APPLICATION:

The applicant is applying for a major home business use to operate a heavy equipment technician shop.

ADJACENT PROPERTY:

The property is located ½ mile east of the highway 892 and township road 620 intersection, southeast of the hamlet of Ardmore. Adjacent properties are quarter sections and remnants.

CONSIDERATIONS:

The applicant is applying to operate a heavy equipment tech shop in an existing shop. Nathan will be the only employee, operating Monday to Friday, 7am to 5pm on tractor units and empty trailers. He will use a 3rd party safety disposal for the used oil.

Adjacent landowner letters were sent out on May 7, 2024, and we have not received any response at the time of report generation.

A referral was sent to the M.D.'s Infrastructure Services department with no concerns regarding this development

May 14, 2024 4:14 PM

RECOMMENDATION:

Recommendation for development application no. 2024-D-110 is **approve** the request for a major home business for a heavy equipment technician shop as a discretionary use as per Part 6, Section 49 and Part 7, Section 69.2 of the Land Use Bylaw 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.