

# APPENDIX A

## BACKGROUND REPORT

May 28, 2024

### **DEVELOPMENT PERMIT # 2024-D-102**

**Applicant:** Normand Laird and Sarah Makins

**Owner:** Normand Laird and Sarah Makins

**Land Location:** Plan 172 2969 Block 1 Lot 1 - SE-36-59-5-W4M  
59510 Hwy 657

**Roll#:** 5905363002

**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 dance studio.

### **ADJACENT PROPERTY:**

The property is located 800 ft south of the highway 567 and range road 595A intersection, south of the Muriel View Point South multi-lot subdivision on Muriel Lake. Adjacent properties are a quarter section and remnant.

### **CONSIDERATIONS:**

The applicant is applying to operate a dance studio at an existing barn which requires renovations. They will have 1 to 3 employees depending on the demand. They will hold after school classes until approximately 9:00pm, 2 to 3 times per week, with up to 12 students per class, with an occasional weekend workshop.

An Alberta Transportation permit has been issued for this use.

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

## **RECOMMENDATION:**

Recommendation for development application no. 2024-D-102 is **approve** the request for a major home business for a dance studio 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.

3. Applicable building, electrical, gas, plumbing, and sewer permits are required as per the Alberta Safety Codes Act.

4. An Alberta Transportation permit is required.