

Municipal District of Bonnyville No. 87

Request for Decision (RFD)

Meeting:	Regular Meeting of Council
Meeting Date:	September 10, 2024
Originated By:	Kristy Poirier, Development Authority Officer
Title:	Development Application No. 2024-D-229 – Major Home Business – Auto Mechanic

PROPOSAL & BACKGROUND

Administration has received and is presenting development permit application no. 2024-D-229 for Council consideration. The applicant is applying for a major home business for an auto mechanic business.

DISCUSSION ON BENEFITS, DISADVANTAGES & OPTIONS

As per the background report in Appendix A, the applicant would like to operate an auto mechanic business near highway 41 and township road 622 intersection.

Attached for Council's review:

- Appendix A: 2024-D-229 Background Report
- Appendix B: 2024-D-229 Location, Aerial, and Application
- Appendix C: LUB 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-229 for a major home business for an auto mechanic business on Plan 102 6787, Block 1, Lot 2, within SW-8-62-5-W4M as a discretionary use as per Part 6, Section 47, 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; and
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-229 for a major home business for an auto mechanic business on Plan 102 6787, Block 1, Lot 2, within SW-8-62-5-W4M as a discretionary use as per Part 6, Section 47, and Part 7, Section 69.2 of the Land Use Bylaw with the following conditions...[list as recommended or revised list of conditions.]

2. THAT Council refuses development permit application no. 2024-D-229 for the following reasons

Report Approval Details

Document Title:	Development Application No. 2024-D-229 - Major Home Business - Auto Mechanic.docx
Attachments:	- Appendix A - 2024-D-229 Background Report.pdf - Appendix B - 2024-D-229 Location, Aerial, and Application.pdf - Appendix C - LUB No. 1667, Section 47 Home Business.pdf
Final Approval Date:	Sep 5, 2024

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

Lisa Folliott

Esther Quiambao

Stephanie Severin