

APPENDIX A



BACKGROUND REPORT

September 10, 2024

DEVELOPMENT PERMIT #2024-D-229

Applicant: Bryan and Julianne Cook
Owner: Bryan and Julianne Cook
Land Location: Plan 102 6787 Block 1 Lot 2 - SW-8-62-5-W4M – 62103 Rge Rd 455
Roll: 6205084004
Zoning: Agriculture "A" **Size:** 3.58 acres
Statutory Plans: N/A

DESCRIPTION OF APPLICATION:

The applicant is applying for a major home business use to operate an auto mechanic business.

ADJACENT PROPERTY:

The property is located 4 miles north of Bonnyville on range road 455, 0.8 of a mile south of township road 622. Adjacent properties are a residential parcels and quarter section remnants.

CONSIDERATIONS:

The applicant is applying to operate an auto mechanic business in an existing shop. Bryan will be the only employee, operating Monday to Friday, 8am to 5pm on passenger vehicles. He's looking to work on 4 to 5 vehicles a day, parking will be on-site and will only have 1 or 2 stay on-site if waiting for parts. He will use a 3rd party safety disposal for the used oil and antifreeze.

Adjacent landowner letters were sent out on August 21, 2024, and we have received no responses at the time of report generation.

RECOMMENDATION:

Recommendation for development application no. 2024-D-229 is approve the request for a major home business use to operate an auto mechanic business 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.

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.