

APPENDIX A



BACKGROUND REPORT

March 11, 2025

DEVELOPMENT PERMIT #2025-D-029

Applicant: Jarl and Chelsey Groothuysen
Owner: Jarl and Chelsey Groothuysen
Land Location: Plan 112 5887 Block 1 Lot 1 – NW-24-63-6-W4M – 46017 Twp Rd 634
Roll: 6306242002
Zoning: Agriculture “A” **Size:** 19.62 acres
Statutory Plans: N/A

DESCRIPTION OF APPLICATION:

The applicant is applying for a size variance from 20 acres to 6 acres for continuation of the existing major rural industrial use of a welding and fabrication business.

ADJACENT PROPERTY:

The property is located 2 mile north of the Hamlet of La Corey, and 0.5 miles west on township road 634. Adjacent properties are a residential parcel and the quarter section remnants.

CONSIDERATIONS:

The applicant applied for a subdivision of the existing parcel which would result in the major rural industrial use on a 6-acre parcel. Unless a variance is granted, the subdivision cannot proceed.

Adjacent Landowner letters were sent out on February 12, 2025, and we have not received any concerns at the time of report generation.

RECOMMENDATION:

Recommendation for development application no. 2025-D-029 is **refuse** the request for a variance from 20 acres to 6 acres for an existing major rural industrial use as it does not conform with Section 58 requiring 20 acres for a major rural industrial use.

ALTERNATIVELY:

As per section 20.2, a variance may be considered in cases of practical difficulties particular to the use, character, or situation of land or building which are not generally common to other land in the same land use district.

Council may choose to **approve** development permit application 2025-D-029 for a variance from 20 acres to 6 acres for an existing major rural industry use due to practical difficulties with the following conditions:

1. Building, electrical, gas, plumbing, and septic permits are required as per the Alberta Safety Codes Act.
2. As per section 52 of the Land Use Bylaw No. 1667:
Outdoor lighting shall be located so that rays of light:
 - (a) are not directed at an adjacent site;
 - (b) do not adversely affect an adjacent site; and,
 - (c) do not adversely affect traffic safety.
2. Shall comply with Consolidated Public Safety Bylaw No. 1812 regarding noise control and nuisance.
3. Shall comply with all Provincial and Federal Regulations.
4. The permit is valid for the current scope of the business. If expansion is intended, a new development permit shall be required.
5. This permit may be revoked at any time if, in the opinion of the Development Authority, the use is or has become non-compliant, detrimental, or a nuisance to the character and amenities of the neighborhood.