

# APPENDIX A



## BACKGROUND REPORT

April 8, 2025

### DEVELOPMENT PERMIT #2025-D-042

**Applicant:** Ryan's Engine & Valve Inc o/a Rymec Enterprises  
**Owner:** Taras Dubilowski  
**Land Location:** Part of SE-2-62-6-W4M  
**Roll:** 6204023070  
**Zoning:** Hamlet General "HG" **Size:** 12.9 acres  
**Statutory Plans:** Ardmore Area Structure Plan

### DESCRIPTION OF APPLICATION:

The applicant is applying for a general industrial use for their heavy duty truck and ag equipment repair business.

### ADJACENT PROPERTY:

The property is located southwest of highway 28 and highway 892 intersection in the Hamlet of Ardmore. Adjacent properties are HG residential parcels, 2 undeveloped HG parcels, a greenhouse, a cemetery and an M.D. owned quarter section remnant.

### CONSIDERATIONS:

The applicants have been operating a major home mechanic business on their home parcel since 2020 and are looking to relocate and expand the business. They will operate Monday to Friday, 7am to 5pm. There will be 9 employees, and they work on 4 to 10 pieces of equipment per day. They have an oil disposal tank and dispose of other waste either through 3<sup>rd</sup> party safety clean or landfills. They plan to fence the parcel. This use is compliant with the Ardmore Area Structure Plan which show this area for future light commercial/industrial use.

Adjacent Landowner letters were sent out on March 7, 2025, and we have not received any concerns at the time of report generation.

## **RECOMMENDATION:**

Recommendation for development permit application no. 2025-D-042 is **approve** the request for a general industrial use for heavy duty truck and ag equipment repair facility business as a discretionary use as per Part 6, General Regulations, and Part 7, Section 76.2 of the Land Use Bylaw with the following Conditions:

1. Alberta Transportation Approval is required;
2. SETBACKS FROM PUBLIC ROADS As per Section 42.1 of the Land Use Bylaw No. 1667, the minimum setbacks shall be:
  - External public road: 38.0 metres (125.0 feet) from the centre line
  - Primary Highways: 71.3 metres (234.0 feet) from the centre line;
3. HAMLET SETBACKS As per Section 76.4 of the Land Use Bylaw No. 1667, the minimum setbacks shall be:
  - Side yard: 1.5 metres (4.9 feet);
4. Building, electrical, gas, plumbing, and sewer permits are required as per Alberta Safety Codes Act.
5. Building waste materials shall be contained on site in a waste bin or a covered/enclosed trailer as per Section 2 of The Consolidated Public Safety Bylaw No. 1812;
6. 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;
7. Shall comply with Consolidated Public Safety Bylaw No. 1812 regarding noise control and nuisance;