

BACKGROUND REPORT

July 22, 2025

DEVELOPMENT PERMIT #2025-D-142

Applicant: Wildrose Disposal Inc – Desmond Hunter
Owner: Dalco Services Inc
Land Location: Part of NW-34-61-4-W4M – 61529 Rge Rd 443
Roll: 6104342002
Zoning: Agriculture “A” **Size:** 56.38 acres
Statutory Plans: N/A

DESCRIPTION OF APPLICATION:

The applicant is applying for a minor rural industrial use for non-hazardous waste collection business.

ADJACENT PROPERTY:

The property is located 3 mile east of the Hamlet of Fort Kent, and 1.5 miles west of the Hamlet of Ardmore on the north side of Highway 28 and the Iron Horse Trail. Adjacent properties are residential lots and quarter section remnants.

CONSIDERATIONS:

Mr. Hunter has purchased Wildrose Disposal Inc. and is proposing to relocate the business from a 10-acre parcel where they utilized 3.75 acres to a new parcel which contains an existing shops and offices, and the business footprint will be approximately the same. They operate Monday to Thursday from 7am to 5pm, Friday 7am to 4pm, and 1 truck operates for 3 hours on Saturdays. They have 8 employees; 4 drivers, 1 shop hand, 1 mechanic, 1 bookkeeper, and a manager. They have 5 front end garbage trucks, 2 roll off trucks, 2 tractor/trailer combos, 1 company pick up, 1 loader, and 1 track hoe. They have about 1250 dumpsters but 98% are at customer locations. The remainder stay on site to serve customers on demand. Only staff private vehicles and company vehicles/equipment come and go from site throughout the day, no customers attend the property. The waste is collected from customer locations throughout the day, brought to the site, unloaded into sealed metal bins and then ships to local landfills.

An application for an Alberta Transportation roadside Development Permit has been obtained.

Adjacent Landowner letters were sent out on June 27, 2025, and we have not received any concerns at the time of report generation.

RECOMMENDATION:

Recommendation for development permit application no. 2025-D-142 is **approve** the request for a minor rural industrial use for a non-hazardous waste collection business as a discretionary use as per Part 6, Section 58, and Part 7, Section 69.2 of the Land Use Bylaw with the following Conditions:

1. 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.
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.