



REPORT TO THE MUNICIPAL PLANNING COMMISSION

January 9, 2020

Application No.	147/19
Proposed Development	Minor business or trade known as Carriage Upholstery with 3487 ft ² shop, signage, and mobile home relocation
Legal Description	Pt. SW 36-40-27-W4M
Titled Area	Approximately 4 ha (10 acres)
Zoning	Agricultural "A"
Landowners:	Todd Schafer, Lindsay Schlect, Tyler & Jennalee Schafer
Applicants:	Tyler Schafer & Lyndon McAfee

BACKGROUND

Tyler Schafer & Lyndon McAfee have applied to operate an upholstery business known as Carriage Upholstery on Pt. SW 36-40-27-W4M, adjacent to the City of Lacombe. This property was recently conditionally approved for a fragmented parcel subdivision due to its severance by Whelp Brook. It is important to note that a condition of the subdivision approval included the dedication of 30 m of environmental reserve on either side of Whelp Brook. Setback requirements for the business will apply with this in mind.

The business will employ two (2) resident and four (4) non-resident, full time, on-site staff; and one (1) non-resident off-site employee. Their hours of operation will be 8:00 AM – 5:00 PM, Monday to Thursday, and 8:00 AM – 4:00 PM on Friday. The business is expected to generate up to eight (8) vehicle trips per day. There will be approximately 7-10 parking spots provided on site.

The business will upholster & re-upholster client projects including vehicles and boats which will be dropped off on site. Approximately two (2) acres of the site is proposed to be utilized for the business, which includes outdoor storage of vehicles either awaiting re-upholstering or completed projects awaiting customer pickup. This storage area is proposed to be enclosed with an 8 ft. high chain link fence. A 3487 ft² shop is proposed to be built for the business and all work will be done inside of this building. A 5 ft. by 2 ft. business sign at the entrance to the property is also part of this proposal.

In addition to the business component of the application, a mobile home is proposed to be relocated from the existing yard site on the west side of Whelp Brook to the vacant parcel on the east side. This is being done to satisfy the County's Municipal Development Plan (MDP) policy which requires a residence to be located on a parcel where a business is proposed in the Agricultural 'A' District (ECON 5.5.4).

POLICY CONSIDERATIONS

The business is considered a "minor business or trade" which is a discretionary use under the Agricultural "A" District.

A "minor business or trade" is defined in the Land Use Bylaw as a small light industrial or service-oriented activity employing not more than six (6) full-time non-resident persons, unless otherwise approved by the Municipal Planning Commission for businesses approved prior to the adoption of this Bylaw. The business shall not create a nuisance by way of noise, vibration, smoke, dust, odour, heat glare or the loss of visual character and privacy as determined by the Development Authority.

The business must comply with policy ECON 5.4.4 of the County's MDP. No business shall be approved on land within the Agricultural District unless there is an existing habitable residence on the same property located no more than 100 metres (328 feet) from the proposed business site. A condition of development approval shall require a habitable residence to be maintained for as long as the business operated at the site.

The parcel subject lies within the West Barnett Growth Area of the Lacombe Intermunicipal Development Plan (IDP). The future land use concept identifies this parcel for residential or recreational uses; however, development opportunities offered under the current agricultural zoning remain available to County residents. There is an old landfill site on the southern boundary of the parcel and a 300m buffer extends into the subject property. This buffer prohibits food service or overnight accommodation uses within the setback (unless a variance is granted by the Province).

CIRCULATION RESPONSE

The County's Operations Department indicated that the access appears to be adequate; however, a stop sign for exiting traffic from the site will be required. They

also recommend that dust control be provided should it become necessary.

Alberta Transportation provided a copy of the roadside development permit that they have issued for the business. They have no concerns with the proposal.

The City of Lacombe has not provided a response at the time of writing of this report.

Staff have not invited neighbouring property owners to comment on the application. However, neighbours will be informed if the MPC approves this application and advised of their right to appeal the decision if they have any concerns about the development.

ANALYSIS

The business falls within the criteria for a minor business or trade, which is a discretionary use within the Agricultural "A" District. The business is appropriately screened by existing landscaping and the proposed shop meets the aesthetic requirements of the County's LUB. Setbacks will be from the new property line which will be created once the surveyor determines the top of bank of Whelp Brook. The applicant is aware that they must be a minimum of 25 ft from the new property line (edge of the environmental reserve) and that this must be determined prior to any structures being erected. The relocation of the mobile home also means that the requirement for a residence (ECON 5.4.4) is being met. The proposed business and mobile home relocation are well outside of the 300 m landfill site buffer so a provincial variance is not required. As such, staff are of the opinion that the proposal constitutes a compatible use in the local area and should provide a valuable service to both urban and rural residents alike.

STAFF RECOMMENDATION

APPROVE the application, subject to the following conditions:

1. term of the development permit to be for three (3) years
2. prior to issuance of a development permit, applicant to provide confirmation that the proposed structures meet the setback requirements from the environmental reserve dedication referenced in subdivision application S-020-19
3. prior to the issuance of a development permit, a payment of \$133.00 to be provided to the County for a rural addressing sign to be installed on the property by the County
4. the skirting of the mobile home is to complement the exterior finish and shall be

- completed within 60 days after mobile home is placed on the site
5. a habitable dwelling to be maintained for as long as the business operates at the site
 6. business activities at the site shall adhere to the description of the business provided with the development application. A further development application is required for any changes to the business, including any new buildings including storage facilities
 7. no more than four (4) non-resident employees may work on-site in the business unless prior authorization is received from the County
 8. business to be operated at all times in a manner that does not cause nuisance for surrounding residents due to noise, excessive traffic, or anything else of dangerous or objectionable nature as determined by and at the sole discretion of Lacombe County
 9. site to be kept at all times in a neat and tidy condition
 10. a stop sign is to be installed for traffic exiting the site
 11. dust control may be required at the County's sole discretion should the vehicle traffic generated by the business warrant this measure
 12. sign to be maintained in proper state of repair
 13. if not kept in acceptable condition, sign must be removed or repaired by applicant within seven (7) days of receiving notice of deficiency. Otherwise sign will be removed by County at applicant's expense

It is the responsibility of the applicants to ensure that the proposed development meets the requirements of the provincial Safety Codes Act and the associated Regulations. For more information on what permits may be required, contact one of the safety service agencies listed on the attached sheet.

MPC DECISION

PREPARED BY: Peter Duke, Planner/Development Officer



REVIEWED BY: Dale Freitag, Director of Planning Services



REVIEWED BY: Tim Timmons, County Manager

