



REPORT TO THE MUNICIPAL PLANNING COMMISSION

January 30, 2020

Agenda Item	
Application No.	157/19
Proposed Development	minor business <i>*known as Central Alberta Pallet Supply</i> <i>*expansion of previous approval</i> - and - 7200 ft ² shop <i>*addition to existing accessory building</i>
Legal Description	Pt. SW 16-41-26-W4M
Titled Area	20.8 hectares (51.4 acres)
Zoning	Agricultural 'A' District
Landowner	2218109 Alberta Ltd.
Applicants	John and Marlene Ekkel

BACKGROUND

John and Marlene Ekkel (the 'applicant') are seeking development permit approval for an expansion to an existing minor business known as Central Alberta Pallet Supply, including a 7200 ft² shop addition. The property is located half a mile west of the QEII Highway and the Milton subdivision just north of the City of Lacombe.

The business manufactures pallets, with the main pallet assembly occurring in the existing shop. The addition to the shop will enable wood cutting activities at this location instead of at the other location within the City of Lacombe. The expansion intends to combine business activities from both locations to this one site.

There are one (1) resident and five (5) non-resident on-site employees. This is an increase in one (1) resident and one (1) non-resident on-site employee from the previous approval. There is adequate parking at the site to accommodate employees.

Hours of operation are Monday to Friday, 6 am - 5 pm, with an occasional Saturday, 6 am - 5 pm. The previous hours of operation approved were Monday to Friday, 6 am - 4:30 pm.

Traffic is expected to be eighteen (18) vehicle trips per day. A 5-tonne delivery truck comes twice a day, a lumber supply truck comes twice per week, and the general manager drives the half tonne truck. Other traffic includes employees in personal vehicles. The previous application approved indicated ten (10) vehicle trips per week.

Outdoor storage includes lifts of 2x4 lumber, pre-cut pallet stock, and assembled pallets in an orderly manner.

There are no client visits, and no signage proposed for the business.

POLICY CONSIDERATIONS

This business is considered a “minor business or trade”, which is a discretionary use under the Agricultural ‘A’ District of the County’s *Land Use Bylaw* (LUB) and requires the approval of the MPC. A minor business or trade is defined as “a small light industrial or service-oriented activity employing not more than six (6) full-time non-resident persons”.

Policy ECON 5.4.4 of the County’s *Municipal Development Plan* (MDP) requires that a residence be located no more than 100 metres (328 feet) from a business in the Agricultural ‘A’ District.

The property is located in the *QEII North of Lacombe Area Structure Plan* (ASP). Section 3.6 of the ASP defers regulation and use of lands zoned Agricultural ‘A’ District to the County’s MDP and LUB.

CIRCULATION RESPONSE

Staff have not invited neighbouring property owners to comment on the application. 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 proposed business.

The application was circulated to Alberta Transportation, the City of Lacombe, and the County’s Operations Department. No responses were received at the time of writing this report.

ANALYSIS

The proposed business falls within the criteria for a “minor business or trade”, which is a discretionary use under the Agricultural ‘A’ District of the County’s LUB.

There is existing tree cover on all sides of the yard site, which screens the business and outdoor storage from the Milton West Branch Road (Township Road 41-2). The proposed addition is at the rear of the existing buildings.

There is an increase in traffic expected to the site, but it is not expected to impact surrounding property owners as the Milton West Branch Road (Township Road 41-2) is paved.

There is an existing habitable dwelling on site. A condition of development approval shall require a habitable residence to be maintained for as long as the business operated at the site.

Neighbours will be informed of the MPC’s decision and advised of their right to appeal any development approval.

STAFF RECOMMENDATION

APPROVE the application, subject to the following conditions:

1. term of the development permit for the business to be for five (5) years
2. Development Permit 135/18 shall be declared void upon the issuance of Development Permit 157/19
3. this approval shall be subject to an annual review by the Development Officer. Failure to comply with the conditions of the development permit may result in the permit being suspended or revoked
4. the proposed addition to the shop is to be located and constructed in accordance with the site plan and elevation drawings submitted with the development permit application, and any changes will require prior approval from the County
5. the exterior finish of the proposed addition is to complement the exterior finish of the existing shop
6. business activities at the site shall adhere to the description of the business provided with the development application and the site plan. A further

- development application is required for any changes to the business, including any signage, new buildings or additions to existing structures
7. business to be operated at all times in a manner that does not cause nuisance for surrounding property owners due to noise, dust, excessive traffic, or anything else of dangerous or objectionable nature, as determined by Lacombe County at its sole discretion
 8. no more than one (1) resident and five (5) non-resident on-site employees may work at the business unless prior approval is received from the County
 9. any outside storage of materials or equipment associated with the business to be screened from view to the satisfaction of the County and the outdoor storage area shall be no greater than 1.6 hectares (4.0 acres) in size
 10. site to be kept at all times in a neat and tidy condition
 11. a habitable dwelling to be maintained for as long as the business operates at the site
 12. no signage permitted unless prior approval received by the County

Please note that as the subject property is located within 800 metres (2,624.67 feet) of an intersection between a provincial highway and municipal road, approval is also required from Alberta Transportation. For more information, please contact the Department at (403) 340-5166.

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: Cajun Paradis, Senior Planner
REVIEWED BY: Dale Freitag, Director of Planning Services
REVIEWED BY: Tim Timmons, County Manager