



WHEATLAND COUNTY

Where There's Room to Grow



DEVELOPMENT PERMIT REPORT

Municipal Planning Commission
March 10, 2020

Development Permit Number: DP 2020-010

PROPOSAL: Home Based Business Type 2 (HBB 2)

LEGAL DESCRIPTION: Plan 771 0696, Block 9, Lot 19, Carseland

LOCATION: Within the Hamlet of Carseland

PARCEL SIZE: 5500 sq. ft.

ZONING: Hamlet Residential General (HRG)

DETAILS OF PROPOSAL:

The applicant received a permit at this location in 2016 for a three year term and must obtain a renewal in order to continue operating. Business activities include custom embroidery of logos and pictures, custom sewing including zipper replacement, patching, hemming, and a heat press for wearables, and coffee cups.

No noise or odor is associated with the business and no outdoor storage is required. Customer visits are approximately 3-4 per week and there is approximately 1 delivery made to the site weekly. Three parking spots are located in front of the house. One personal vehicle is used for the business and the owner/resident is the only employee. Hours of operation are Tuesday to Saturday 9:30 pm to 5:00 pm.

Within the Land Use Bylaw a Home Based Business Type 2 is defined as follows:

Home Based Business, Type 2 means the secondary use of a dwelling and its accessory buildings by an occupant of the residential dwelling to conduct an activity that may generate minimal business-related visits.

A Home Based Business Type 2 is a Discretionary Use in the Hamlet Residential General District (HRG), therefore this application will be heard by the Municipal Planning Commission (MPC).

RELEVANT POLICY/LEGISLATION

CALGARY METROPOLITAN REGIONAL BOARD (CMRB):

This application falls outside of the CMRB plan area, so no review is required by the Board.

MUNICIPAL DEVELOPMENT PLAN (MDP):

The application aligns with Section 3.7.1 of the MDP as it promotes the growth and diversification of employment opportunities in designated areas, provides an opportunity for commercial development within a Hamlet, and it facilitates employment for residents within close proximity to their places of residence.

AREA STRUCTURE PLANS:

The application falls outside of any area structure plans.


LAND USE BYLAW (LUB) 2016-01:

Definition:

Home-Based Business, Type 2 means the secondary use of a dwelling and its accessory buildings by an occupant of the residential dwelling to conduct an activity that may generate minimal business-related visits. See *Home-Based Business Section* for more information.

9.12 Hamlet Residential General District (HRG)

Home Based Business Type 2 is a discretionary use in the Hamlet Residential General District.

Permitted	Discretionary
Accessory Building / Structure	Bed and Breakfast
Day Home	Dwelling, Modular
Dwelling, Duplex	Dwelling, Moved On
Dwelling, Secondary Suite	Dwelling, Accessory
Dwelling, Semi-Detached	Home Sales Center
Dwelling, Single Detached	Home-Based Business, Type 2 
Greenhouse, Private	Signs requiring a Development Permit^
Show Home	Tower
Solar Panel, Structure Mount ¹	
Solar Panel, Ground Mount ¹	
Signs not requiring a Development Permit ¹	
Stripping and Grading ¹	
WECS (micro) ¹	
WECS Category 1 ¹	

b) Home-Based Business - Type 2

- i. The business activities have to occur inside the residential home.
- ii. The business should not change the external appearance of the residence, buildings or land.
- iii. Examples include, but are not limited to: a hairdresser, massage services, legal services or accounting.

8.12 Home-Based Business

A Home-Based Business will be reviewed and classified according to the table below.

Table - Home-Based Business Standards

	Home-Based Business Type 1 <i>Example: Home Office</i>	Home-Based Business Type 2 <i>Example: Service-Oriented</i>	Home-Based Business Type 3 <i>Example: Contractors</i>
Development Permit Required	No	Yes	Yes
Site Plan Required	No	No	Yes
Landscaping / Screening Required	No	No	Yes
Non-Resident Employees	None	Up to 2	Up to 4
Commercial Vehicles and/or Trailers	1 Business Related Vehicle Maximum	Up to 2	Up to four (4) Business Related Vehicles
Customer Traffic Generation	Up to two (2) business related visits per day on average.	Up to five (5) business related visits per day on average.	At the discretion of the Development Authority
Outside Storage	None	None	At the discretion of the Development Authority. Minimal outdoor storage may be allowed.
Accessory Building / Structure	None	None	Maximum of 1
Parking Stalls	None	One (1) per employee plus one (1) for customers	One (1) per two employees, one (1) per commercial vehicle, one (1) for customers
Note: The Purpose of Home-Based Businesses is to accommodate small, non-intrusive, low risk, low intensity developments that can be integrated into and are compatible with adjacent non-commercial or non-industrial sites. Uses that exceed the business standards of a Home-Based Business should be more appropriately located within an alternative and compatible land use district (i.e. Rural Business, Highway Commercial or Industrial General).			

CIRCULATION COMMENTS:

AGENCY CIRCULATION	
Not performed	
INTERNAL CIRCULATION	
Internal File Review	No Concerns.
NEIGHBOR CIRCULATION	
To adjacent landowners +1	No comments received at the time of this report.

OPTIONS:

Staff proposes the following 3 possible options for Municipal Planning Commission to consider:

Option #1: THAT Municipal Planning Commission approve DP 2020-010:

Resolution 1: THAT Municipal Planning Commission approve DP 2020-010 for a Home Based Business Type 2 (HBB 2) subject to conditions noted in Appendix A.

Option #2: THAT Municipal Planning Commission refuse DP 2020-010 with reasons given.

Option #3: THAT Municipal Planning Commission provide an alternative recommendation.

RECOMMENDATION:

That Municipal Planning Commission choose Option #1 to approve DP 2020-010 for a Home Based Business Type 2 (HBB 2) subject to conditions noted in Appendix A based on the following:

- The proposed application aligns with Sections 3.7 of the MDP for commercial and industrial development.
- The proposed application aligns with the prescribed uses of the Hamlet Residential General (HRG) District and Home Based Business criteria of the LUB.
- The proposed Home Based Business as described in the Development Permit application does not appear as if it would interfere with existing infrastructure or neighboring properties which are residential in nature.
- The business has been operating in this location since 2016 and staff have no documented complaints.

Appendix A:

1. This Development Permit is issued solely for the purpose of a Contract Sewing and Embroidery Business – Defined as a Home Based Business Type 2.
2. No variances have been granted.
3. Development shall proceed according to Hamlet Residential General (HRG) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
4. No permanent develop shall occur on or over any utility right of way or easement.
5. The business will operate in accordance with application details, Letter of Intent and plans or drawings as submitted with the Development Permit application and acknowledged to be appropriate.
6. Any expansion or intensification of the business beyond the criteria of a Home Based Business Type 2 may require relocation of the business to a district appropriate for the use.
7. Permit to be issued for a 2 year term expiring on March 10, 2022.

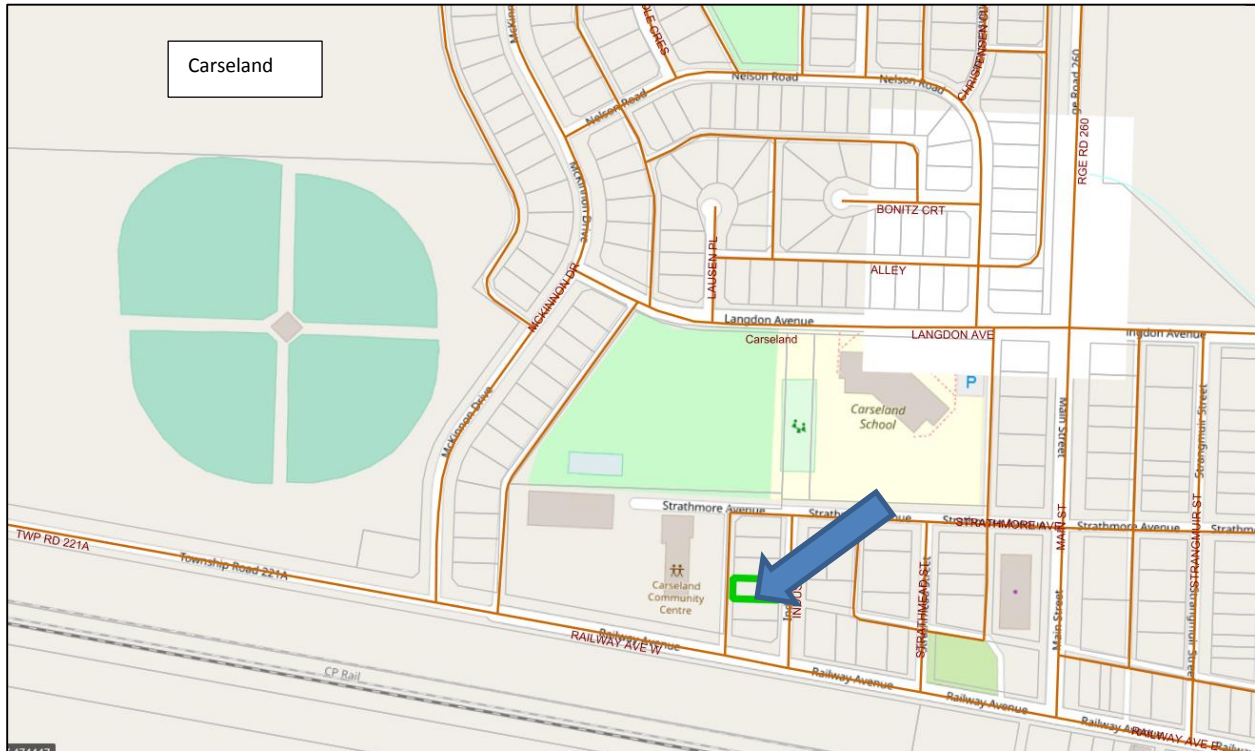
NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO ALBERTA SAFETY CODE REGULATIONS.
- DEVELOPMENT SHALL MEET ALL PROVINCIAL AND FEDERAL LEGISLATION.



Suzanne Hayes, Development Officer

Appendix B: Location Plan

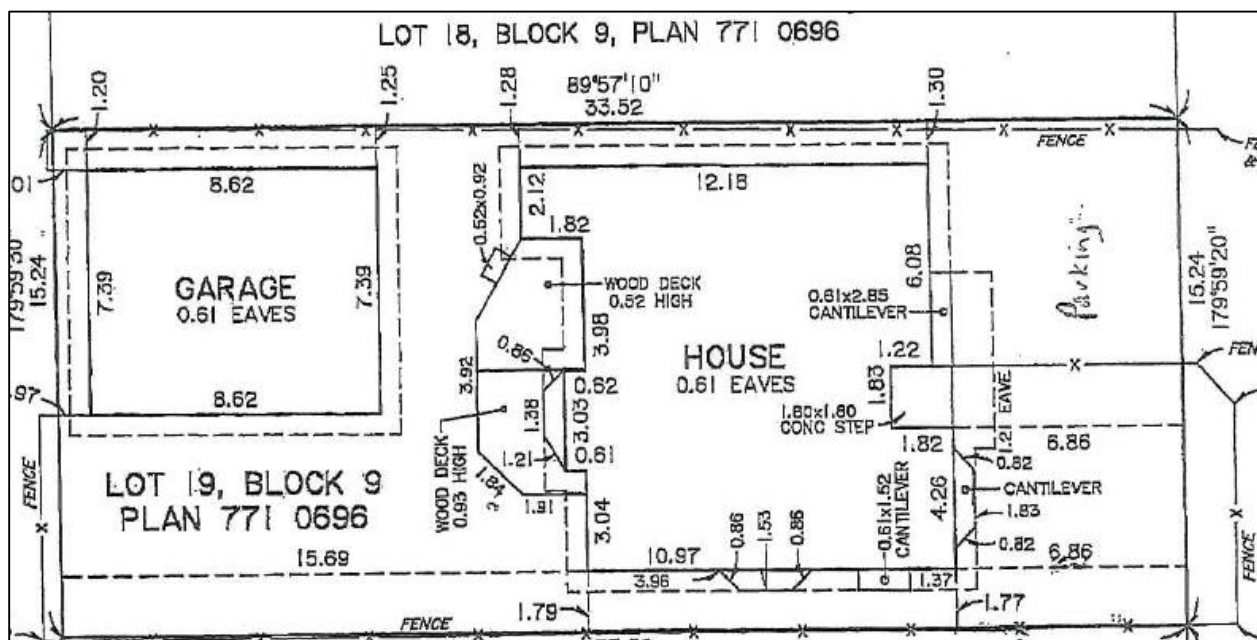


Appendix C: Aerial Photos

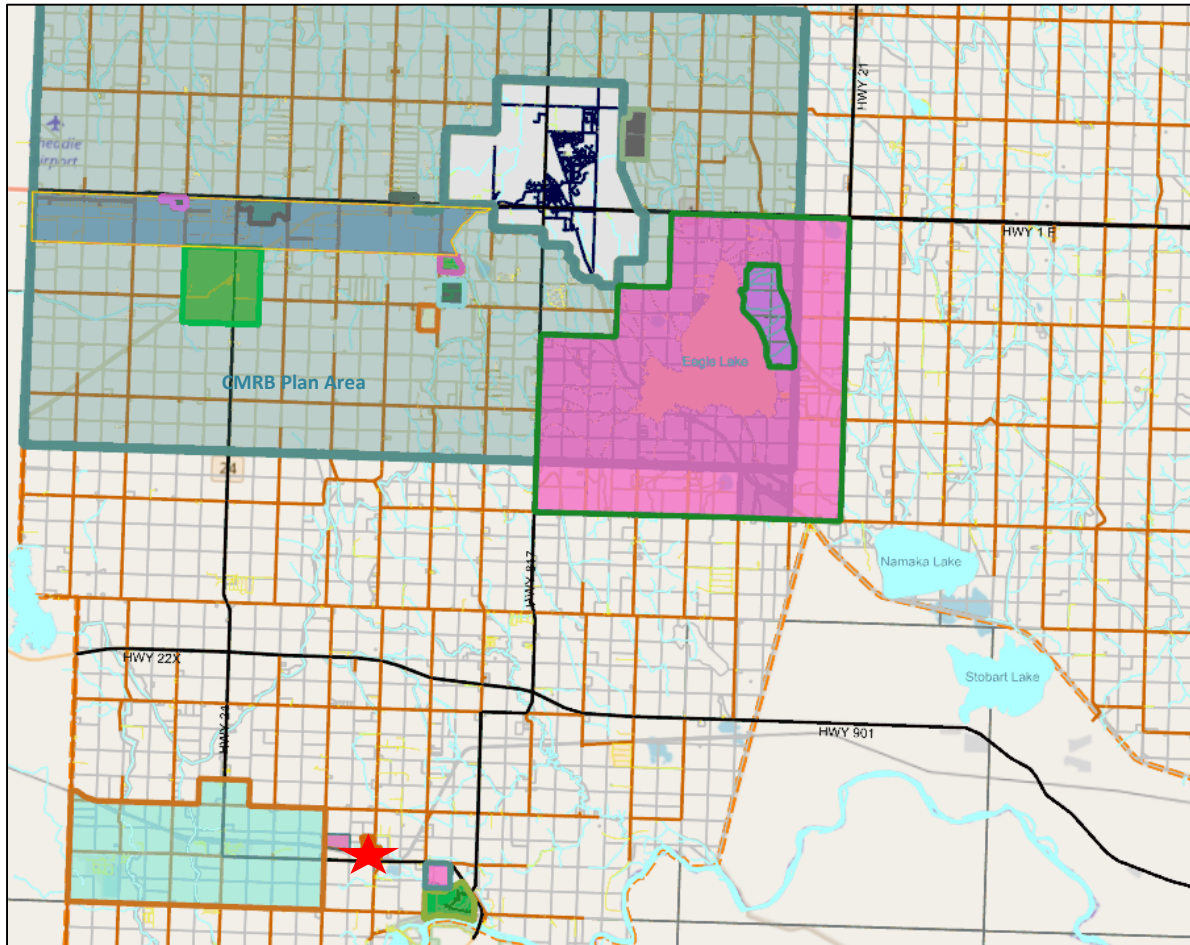




Appendix D: Site Plan



Appendix E: CMRB and Area Structure Plans (location indicated by red star)



Appendix F: Circulation Area



Appendix G: Photos

