



DEVELOPMENT PERMIT DECISION

DATE OF DECISION: April 3, 2024

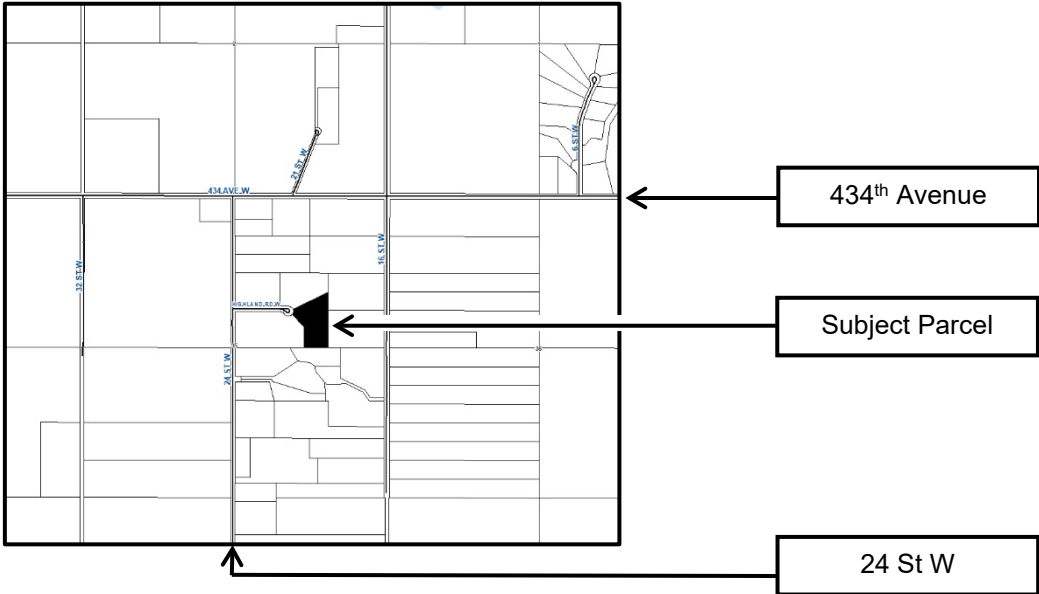
THIS IS NOT A DEVELOPMENT PERMIT OR BUILDING PERMIT. PLEASE REFER TO THE NOTES SECTION BELOW FOR ADDITIONAL INFORMATION.

APPLICATION FILE NUMBER: 24D 024  
LANDOWNER(S) / APPLICANT(S): RODERICK ROSS & MARIA MANNING / RODERICK ROSS  
PROPOSAL DESCRIPTION: HOME BASED BUSINESS, TYPE II – AGRICULTURAL PROCESSING AND DISTRIBUTION; FOUR SEA-CANS  
LEGAL DESCRIPTION: PTN. NE 35-19-01 W5M; PLAN 0613973, BLOCK 4, LOT 2

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 10.01 acre Country Residential District parcel located to the east of 24<sup>th</sup> Street on Highland Road West, just south of 434<sup>th</sup> Avenue.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted to allow for a Home Based Business Type II including locating four (4) Sea-Cans on the property, both in support of a honey packaging and distribution company.

The application identifies:

- Extraction of honey is to occur off-site
- On-site activities will include the construction, maintenance and storage of beekeeping equipment; loading and unloading of bee keeping equipment and raw product; and the processing, packaging storage of raw product, and subsequent distribution of processed product
- On-site storage of business related vehicles
- Four (4), 8' x 20' Sea-Cans and the existing 1,296 sq. ft. Accessory Building are to be used in support of this home based business. The addition of the Sea-Cans would result in Accessory Buildings having a cumulative square footage of 2,388 sq. ft. on the property
- No retail sales from this property are being contemplated
- All parking and loading is to occur wholly within the boundaries of the subject parcel

Home Based Business, Type II is a Discretionary Use under the Country Residential land use district; as are Sea-cans that are proposed to be used as an Accessory Building(s) therefore, decisions on applications for Development Permit for these uses are to the discretion of the Development Officer, and subject to a 21-day appeal period.

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect of Home Based Business, Type II and four (4) four Sea-Cans on the subject property being a 10.01 acre portion of NE 35-19-01 W5M; Plan 0613973, Block 4, Lot 2 has been considered by the Development Officer and is **APPROVED** subject to the following.

APPROVAL DESCRIPTION:

Upon completion of the below noted pre-release condition, this approval allows for the development and use of PTN. NE 35-19-01 W5M; Plan 0613973, Block 4, Lot 2 for:

- A honey processing and distribution business operating under the criteria for a Home Based Business, Type II, in accordance with the submitted Development Permit application as accepted by the County.
- Four (4) 8 ft. x 20 ft. Sea-Cans, having a height of no greater than 9 ft., located and arranged in tandem as identified within the application for development permit, to be used for storage of business related equipment and materials.
- A maximum of three (3) non-resident employees working on site at any given time

- d. No greater than six (6) business visits to the property on any given day
- e. A maximum of six (6) business vehicles may be stored outdoors on the property

**PRE-RELEASE CONDITION(S):**

*Pre-release condition(s) must be complied with before the Development Permit will be signed and issued. Failure to complete the pre-release condition(s) on or before **July 3, 2024** will see this development permit decision deemed null and void, unless a time extension is issued under agreement between the Development Authority and the Applicant(s).*

- 1. The applicant shall obtain all necessary Building, Safety and Fire Codes permits and inspections applicable to the use and occupancy of the existing 1,296 +/- sq. ft. Accessory Building and the Sea-Cans, to the satisfaction of the Safety Codes Officer. Any modifications necessary to meet the intent of applicable building and safety codes must be completed prior to occupancy of the structures. Upon completion of all final inspections, the applicant shall submit copies of those inspections to the Development Authority.

**CONDITIONS OF APPROVAL:**

*The following requirements must be completed within twenty-four (24) months from the date the Development Permit is signed and issued unless a time extension is approved under agreement between the Development Authority and the Applicant(s). Failure to complete the conditions of approval will see the Development Permit be deemed null and void.*

- 1. The four (4) Sea Cans are to be painted to be similar in color and character to the existing Accessory Building that they are to be located adjacent to, on or before July 15, 2024;
- 2. The applicant is to obtain and post an independent address for the Accessory Building used in conjunction with the business;
- 3. The applicant is required to maintain an annual business license with Foothills County;
- 4. An Emergency Response Plan is to be submitted for review and acceptance by the County;
- 5. The applicants shall provide written notification to the Development Authority upon completion of the development, as approved herein.

**ADVISORY REQUIREMENTS:**

*The following requirements are provided by Foothills County to inform the applicant(s) and landowner(s) of their necessity. It is the responsibility and liability of the applicant(s) and landowner(s) to ensure adherence with these requirements for the life of the development.*

- 1. The applicant shall maintain the development in accordance with all conditions of approval and plans that have been acknowledged by the municipality to be appropriate. **Any revisions and/or additions to the use of this land shall not proceed unless appropriate approvals and permits have been obtained;**
- 2. Business vehicles larger than one ton and/or trailers exceeding common cargo/flatdeck style(s) are not to be stored on the property unless wholly screened from area lands and road surfaces;
- 3. No outdoor storage of business related goods or materials is permitted. Storage related to the business is to be located within the existing Accessory Building and the Sea-Cans on the property;
- 4. At all times, the privacy of the adjacent residential dwellings shall be preserved, and the home based business shall not in the opinion of the Development Authority, unduly offend or otherwise interfere with live ability or enjoyment of the neighboring properties;
- 5. Development is required to comply with the requirements of the Alberta Building, Plumbing, Electrical, and Fire Codes at all times;
- 6. At such time that the business is no longer operating, the sea-cans must be wholly removed from the property;
- 7. Internal access roads for business related traffic, sufficient parking, and turnaround space shall be provided within the boundaries of the titled parcel. All laneways and loading areas must be kept free of all debris, materials and/or equipment, and it is the landowner's responsibility to ensure access for fire department apparatus is provided for at all times;
- 8. Containers for garbage and recycling materials that are located outdoors shall be weatherproof and animal-proof and must be visibly screened from adjacent lands. Waste materials shall be disposed of at an approved waste disposal site;
- 9. Exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;
- 10. The issuance of a development permit by the County does not relieve the landowners of the responsibility of complying with all other relevant County bylaws and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land;
- 11. The applicants shall be responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to the implementation of this permit.

**NOTES:**

- 1. **This is not a Building Permit.** Construction practices and standards of construction of any building or any structure authorized by the Development Permit, once signed and issued, must be in accordance with the Building and Safety Codes Permits. An application must be made for all required Building and/or Safety Codes Permits.
- 2. **This is not a Development Permit.** The Development Permit may be signed and issued upon completion of the 21-day appeal period; should no appeals be received, and completion of all Pre-Release Conditions (if any). Development can not proceed until this permit has been signed and issued.
- 3. Notification of this Development Permit Decision will be advertised in two issues of the Western Wheel and circulated to area landowners (according to County Records at this time) within the subject quarter-section and for one-half mile surrounding the subject parcel. Development Permit Notices can also be viewed on our website, [www.foothillscountyab.ca](http://www.foothillscountyab.ca).
- 4. This Development Permit Decision is subject to a 21-day appeal period. Pursuant to Section 685(2) of the Municipal Government Act, a person affected by this decision has a right of appeal.
- 5. The Development Permit, once signed and issued, shall thereafter be null and void if the development or use is abandoned for a period of six months.
- 6. The conditions of this Development Permit Decision must be met and adhered to at all times. Fines and/or Enforcement action may occur if operating outside of the Development Permit Decision.