



REPORT TO THE MUNICIPAL PLANNING COMMISSION

May 14, 2020

Application No.	37/20
Proposed Development	Renewal of business known as "The Complete K9" <i>*kennel & dog food production facility</i> <i>*expansion of previous approval</i>
Legal Description	Lot 1 Block 1 Plan 082 4353, (Pt. NW 20-40-25-W4M)
Titled Area	1.61 hectares (4.0 acres)
Zoning	Agricultural 'A' District
Applicant	1748838 Alberta Ltd.
Landowner	Colleen Maclean

BACKGROUND

Colleen Maclean has applied to renew their kennel and the production and sale of raw dog food business, known as "The Complete K9", on an acreage at Lot 1 Block 1 Plan 0824353 (Pt. NW 20-40-25-W4M), located on Highway 12 approximately mid-way between the City of Lacombe and Village of Clive.

The site is very well screened with an existing shelterbelt and is accessed primarily from Highway 12. A second access has been built off of Range Road 25-5 as well. The business expects to generate 10-15 vehicle trips per day which represents employees and customers. An additional 2-3 semi trucks a month for raw material delivery, as well as 4-5 freightliner trucks a month for delivery of the finished product.

The renewal includes two additional shops, one at 7200 ft², and one 3600 ft² in size, both intended for cold storage of raw meat which is currently being stored in refrigerated trailers. Typical equipment used in the business includes a forklift, skidsteer, saws, scales, conveyors, a meat grinder, refrigeration trailers, and delivery vehicles. The Kennel portion of the business remains unchanged with a maximum of thirty (30) dogs being present at any one time.

The site plan does indicate two additions to the residence (titled “House #1” and “House #2”) which will be considered under a separate permit.

The business employs two (2) on site resident employees and a maximum of six (6) non-resident on site employees, as well as an additional four (4) non, resident offsite employees. The hours of operation are to be from 9:00 AM – 5:00 PM Monday to Friday, and 10:00 AM – 12:00 PM on Sundays.

POLICY CONSIDERATIONS

A dog kennel is a discretionary use in the Agricultural “A” District under the County’s Land Use Bylaw, and therefore requires the approval of the Municipal Planning Commission.

The business also represents a Minor Business or Trade which is defined 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. Commission. The business must comply with policy ECON 5.4.4 of the Lacombe County Municipal Development Plan (MDP), which states that a residence must be maintained for as long as the business is operated at the site.

The property is located on a provincial highway; therefore the requirements of the Highways and County Main Roads Overlay District apply.

CIRCULATION RESPONSE

Alberta Transportation indicated that they would be issuing a roadside development permit for the development; however, if business traffic becomes a risk, they may be require to construct a service road.

The County’s Operations Department indicated that although the second access does not meet our current standards as it is within 150 m from an intersection, they have no issues with its continued use.

ANALYSIS

The business has expanded over the years and these expansions were done without a permit, which is why staff are recommending an annual review. The employee numbers are in alignment with the restrictions of a minor business or trade; however, the business will not be able to continue to grow at this location.

The site is well screened with an existing shelterbelt, so no additional landscaping will be required as part of this application. There is an existing residence on site which satisfies the requirements of policy ECON 5.4.4 of the County's MDP.

Operations has no issues with the continued use of the access off of Range Road 25-5. The County has no record of any complaints regarding this business and it does provide a valuable service to the local community.

STAFF RECOMMENDATION

APPROVE the application, subject to the following conditions:

1. term of development permit to be for five (5) years
2. 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
3. the proposed buildings shall be located and constructed in accordance with the site plan and elevation drawings submitted with the development permit application
4. the owner/operator shall ensure that the business does not cause any nuisance to surrounding property owners due to noise, dust, or excessive traffic, or anything else of a dangerous or objectionable nature, as determined by the County at its sole discretion
5. business activities at the site shall adhere to the description of the business provided with the development application and site plan. A further development application is required for any changes to the business, including any new buildings, additions to existing structures, or increase in employees
6. a maximum of 30 dogs shall be allowed on site at any one time
7. all animals shall be kept inside the kennel after 8:00 PM until 7:00 AM
8. the site to be kept in a neat and tidy condition at all times.
9. no additional signs permitted, unless prior approval is received from the County.

Please note that due to the proximity of the development with Highway 12, a roadside development permit will be required from Alberta Transportation. For more information, contact the Department at (403) 340-5166.

It is the responsibility of the applicant 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

[PD]

REVIEWED BY: Dale Freitag, Director of Planning Services

[D.F.]

REVIEWED BY: Tim Timmons, County Manager

[T.T.]