

Topic: Development Permit 12-D-228

### Introduction:

1294725 Alberta Ltd. operating as Pembina River Tubing has applied for Development Permit approval to temporarily operate their business from the property described as Plan 7471V, Block 20, Lot 16, within Entwistle.

### Facts (Background Information):

1294725 Alberta Ltd. operating as Pembina River Tubing has applied for Development Permit approval to operate their seasonal business from the site located at Plan 7471V, Block 20, Lot 16, in Entwistle. This business previously had received development approval for a different location and has since moved to the site specified in this application.

Under the Land Use Bylaw 20-2009, this property is zoned Direct Control. Therefore, Council is the Development Authority for any permit applications.

The business operations consist of tube rentals and a shuttle service. There are two 11 passenger vans and one 20 passenger single axle bus. Pembina River Tubing employs twelve individuals and serves up to 300 people per day, on their busiest days. Typically, this business operates from mid May through the end of September.

The business operations are conducted from temporary skid buildings with port-a-potties on site. These buildings are not connected to municipal water and sewer services. The subject site is gravelled and parking areas are delineated with concrete curb stops.

This is an application for a temporary permit, as the applicant has been diligently working to obtain approval from the Province of Alberta to locate their business on Crown Lands south of Entwistle, described as SW-17-53-07-W5M. Parkland County has committed to constructing access to the Crown lands and this is expected to be completed by the end of 2012. As such, administration recommends issuing this temporary permit for the balance of 2012.

As the applicant has indicated that they anticipate up to 300 customer vehicles per day, administration has suggested that they seek potential over flow parking agreements with adjacent landowners.

### Interdepartmental Comments

The application was referred to Engineering Services for review and comment. Engineering Services has requested the following revisions to the site plan:

1. Direct parking to one access from the street, and one egress from the lane. Street access should be located opposite the existing cul de sac.
2. Proposed approaches should match existing surface of the connecting roadway.
3. Install barriers to control access to lane and streets.

As this application is for the temporary use of this property, the conditions of approval do not reflect paving of the parking area, or the approaches to the site.

#### **Alternatives:**

1. Council could approve Development Permit 12-D-228 with amended conditions of approval
2. Council could table Development Permit 12-D-228 and request additional information.
3. Council could deny Development Permit 12-D-228.

#### **Conclusion/Summary:**

Administration supports this application, subject to the following conditions of approval:

1. This approval is valid for a period up to and including **December 31, 2012**. Should the applicant wish to re-apply for subsequent use of the site, a permanent building(s) with full municipal servicing and all associated improvements to the access and parking areas would be required.
2. The proposed development shall be sited, oriented and conform to all building setbacks as shown on the submitted site plan and shall not be moved or enlarged except where authorized or directed through this permit approval.
3. Access to the lands shall be in a location and to the satisfaction of Parkland County Engineering Services. A new site plan shall be submitted for review and approval with the following revisions:
  - a. Parking shall be directed to one access from the street, and one egress from the lane. Street access should be located opposite the existing cul de sac. The Applicant shall install barriers to control access to lane and streets.
4. The developer shall remove all garbage and waste at his/her own expense and keep the site in a neat and orderly manner.
5. The applicant shall be responsible for the repairing and landscaping of any portion of the County road allowances disturbed during the development of the lands.
6. Any signage shall be to the satisfaction of Alberta Transportation and Parkland County.
7. Any grading shall be completed in a manner to prevent any surface run-off onto adjacent properties.

8. The applicant shall obtain the necessary Alberta Fire Code approvals from Parkland County's Fire Chief.

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