



Staff Report to Council

Planning and Development

FILE: 08-3090-20/25-02

REPORT DATE: April 24, 2025 **MEETING DATE:** May 06, 2025
TO: Mayor and Council
FROM: Colin O'Byrne, Manager of Planning
SUBJECT: Development Variance Permit Application for 17612 Ford Rd Detour

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:

RECOMMENDATION(S):

THAT Council:

- A. Authorize issuance of Development Variance Permit No. 2025-002 to vary the maximum gross floor area and minimum lot size for a home-based business at 17612 Ford Rd Detour; OR
 - B. Other.
-

PURPOSE

To present an application for a development variance permit to vary the minimum lot area and maximum gross floor area for a home-based business at 17612 Ford Rd Detour (PID: 012-021-067).

☐ Information Report ☒ Decision Report ☐ Direction Report

DISCUSSION

Background:

Civic Address: 17612 Ford Rd Detour
Property Size: 4,046 m² (1 acre)
OCP Designation: Agricultural
Zoning: A-1 (General Agriculture)

The property owner and resident of 17612 Ford Rd Detour (see Figure 1) has been operating an aluminum fabricating and blacksmith home-based business under a series of Temporary Use Permits, first issued by the City in 2017. At that time, the scope of the business did not qualify it as a home-based business under the regulations in the City's Zoning Bylaw; therefore, temporary use permits were issued to permit the business to operate. Temporary use permits are granted for a maximum three-year term and require re-application after that period.

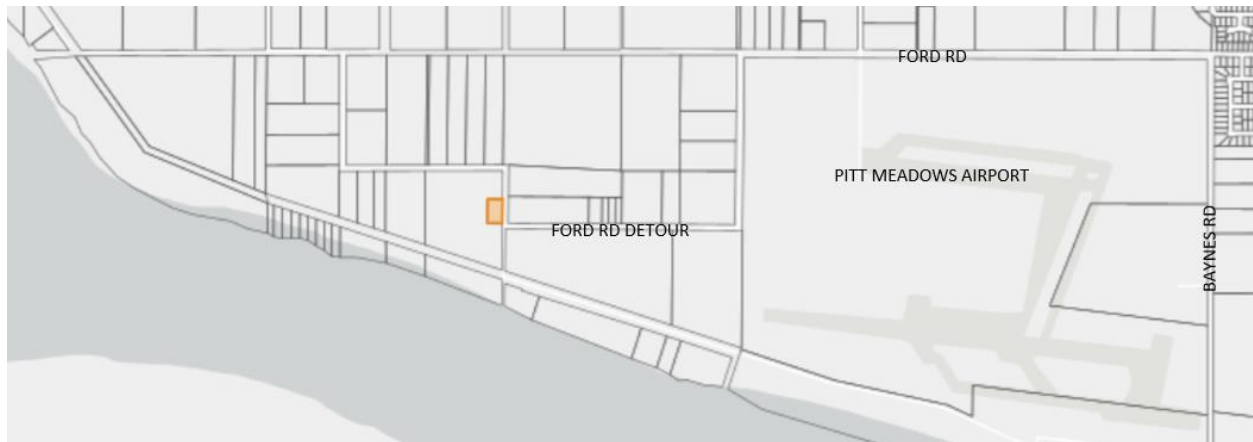


Figure 1: Property Location

In 2024, the home-based business regulations were updated and modernized, and now the business qualifies as a home-based business, except for two parts: minimum lot area and maximum gross floor area. This development variance permit application was submitted to vary those two regulations, to permit the business to continue operating without requiring continual renewal of temporary use permits.

The applicant's business, ABCO Railings, operates out of an accessory building on the property, where extruded aluminum is cut, products are fabricated, and then installed off-site. The business also offers custom fabrication and repairs for farm equipment, and has one additional full-time and one part-time employee.

The property is 4,046 m² (1 acre) in size. It contains a single-family dwelling and associated residential accessory buildings, one of which is used by the home-based business (see Figure 2).



Figure 2: Site Plan

Relevant Policy, Bylaw or Legislation:

While the property is located in the Agricultural Land Reserve (ALR), the Agricultural Land Commission (ALC) regulations do not apply to it as the lot is less than two acres in size and was in existence prior to 1972, when the ALR was created.

The Official Community Plan (OCP) designation of the subject property is Agricultural. The OCP encourages agricultural uses in areas designated for agriculture while supporting appropriate opportunities for home-based businesses.

The Zoning Bylaw regulates home-based businesses with the intent to provide economic opportunities for small businesses while maintaining the surrounding character of a neighbourhood. Following a Zoning Bylaw update in 2024, home-based businesses are now categorized as Minor, Major or Rural, which regulate the scale and intensity of the business based on the type of dwelling unit, building, or zone, and the minimum lot area. Where permitted as an accessory use in the zone, a home-based business must abide by the regulations of the applicable category.

Analysis:

This small business has been operating at this location since 2017, and the City has not received any complaints. Aside from the two aspects of lot size and floor area, it may be permitted as a Rural Category home-based business under the recently updated Zoning Bylaw regulations. The applicant has confirmed that the business complies with all other regulations pertaining to home-based businesses (see Table 1).

Table 1: Compliance with Zoning Bylaw Home-based Business Regulations for Rural Properties

Regulation	Rural Category	Subject Business
(a) Type of dwelling unit, building, or zone	Rural residential, agricultural	✓
(b) Minimum lot area	8,093 m ² (note: a home-based business is permitted on rural residential and agricultural zoned lots less than 8,093 sq m, subject to the applicable Minor or Major category home-based business regulations)	4,046 m ²
(c) Location of home-based business	Within the principal dwelling unit or one accessory building	✓
(d) Deliveries and loading	Must be accommodated on the lot	✓
(e) Maximum number of clients/visitors	Two at any given time	✓
(f) Exterior storage, exterior manufacturing, and/or exterior conducting of business	Not permitted. All exterior doors, including garage doors, must remain closed while the home-based business is being operated	✓
(g) Employee restrictions	Two people other than principal residents of the dwelling unit are permitted as employees of the home-based business	✓
(h) Display	No stock in trade is permitted for display, except for articles produced on site	✓
(i) Maximum Gross Floor Area	100 m ²	168 m ²
(j) Vehicles and parking	In addition to the off-street parking requirements in Table 7.1, any vehicle used by the home-based business must be parked on the lot associated with the home-based business, to a maximum of four per lot; one of which is permitted as a commercial vehicle with a maximum weight of 4,600 kg.	✓
(k) Prohibited uses	Section 5.3.2	✓
(l) Child-care program	Permitted if outdoor play area provided. Exempt from maximum gross floor area limit.	n/a
(m) Hours of operation	7am to 9pm	✓

The intent of the regulations for minimum lot size and maximum gross floor area for rural home-based businesses is to minimize any potential impacts from a home-based business to surrounding agricultural land and rural residents. In this case, the subject business has been operating at this location since 2017, no complaints have been received, and the impact on surrounding agricultural land is expected to remain minimal. The business operates inside an accessory building on the property. Clients only attend the site in rare circumstances, so the amount of traffic through farmland generated by the business is limited to the business operator driving to installation sites or meeting with clients, and the two employees.

The home-based business regulations also include prohibitions on any use that represents a fire hazard, as determined by the Building Official or Fire Department (section 5.3.2. f) of the Zoning Bylaw), or any on-site storage of hazardous materials (section 5.3.2. g). The Fire Department recently inspected the business and noted no concerns. Similarly, the Building Division also noted no concerns, and that the subject building is sprinklered. In addition, the Zoning Bylaw (section 5.3.3) does not permit a home-based businesses to produce disturbances (i.e. noise, dust, odours, etc.) detectable beyond the property line.

Agricultural Advisory Committee

The application was considered by the Agricultural Advisory Committee (AAC) at their meeting on April 11, 2025, where the following motion was passed:

“That the AAC supports the issuance of Development Variance Permit No. 2025-002 to vary the minimum lot area and maximum gross floor area for a home-based business at 17612 Ford Rd Detour.”

Discussion at the AAC noted that the business has shown to be a good neighbour, the business generates very limited traffic and that the property is well maintained.

Recommendation

If approved, a development variance permit will enable the home-based business to continue operating without requiring continual renewal of temporary use permits. Given that the business has been operating for several years without any complaints, and the potential for negative impacts on surrounding farmland is minimal, it is recommended that the development variance permit be supported.

Please note that approval would run with the land, allowing future home-based businesses on the subject property to operate with the same increased allowable floor area and to have the additional employee onsite (as permitted under the Rural category for home-based businesses). All other Zoning Bylaw restrictions for agricultural properties and home-based businesses will continue to apply to the current and future property owners and tenants.

COUNCIL STRATEGIC PLAN ALIGNMENT

- ☐ Principled Governance ☒ Balanced Economic Prosperity ☐ Infrastructure
☐ Community Spirit & Wellbeing ☐ Corporate Pride ☐ Public Safety
☐ Not Applicable

Business Vitality. Cultivate a vibrant and diverse economy where local businesses prosper by attracting visitors and businesses.

WORKPLAN IMPLICATIONS

- ☒ Already accounted for in department workplan / no adjustments required
☐ Emergent issue / will require deferral of other priority(ies)
☐ Other
-

FINANCIAL IMPLICATIONS

- ☒ None ☐ Budget Previously Approved ☐ Referral to Business Planning
☐ Other
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PUBLIC PARTICIPATION

- ☒ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s):

Neighbouring residents within 50 m of the subject property were notified about the application and provided an opportunity to submit feedback in advance of being considered by Council. The application was considered by the AAC on April 11, 2025.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No ☐ Other

SIGN-OFFS

Written by:

Allison Dominelli,
Planner

Reviewed by:

Colin O'Byrne,
Manager of Planning

Patrick Ward,
Director of Planning & Development

ATTACHMENT(S):

- A. Letter of Intent
- B. Development Variance Permit No. 2025-002