

VILLAGE OF ROCKYFORD  
AGENDA SPECIAL COUNCIL MEETING  
November 24, 2022  
Council Chambers  
110 Main Street, Rockyford, AB  
7:00 p.m.

1. CALL TO ORDER
2. ADOPT AGENDA
3. DELEGATIONS                   A. Randal Dean – Realtor.ca
4. NEW BUSINESS                A. Request to Allow Residence in IR district
5. ADJOURNMENT

# REQUEST FOR DECISION



Subject: Request to Allow Residence in IR District

Prepared By: Lori Miller

Council Meeting Date: November 24, 2022

Agenda Item: 4A

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**Background:** The property known as Roll #81 has been partially constructed and up for sale for a number of years. Randal Dean of Realtor.ca is the current listing agent. He has an interested investor who would like to purchase the property and start a business on the premises, but as the investor is from outside the Village, they would like to be able to have a residential space within the building for use when they come to check on the business. Per Land Use Bylaw 2014-002, Industrial Restricted Use District has the following land use rules:

## **8.9 Industrial Restricted Use District (I-R) Land Use Rules**

### **8.9.1 Purpose and Intent**

8.9.1.1 The purpose and intent of this District is to provide for a limited range of industrial uses which may be accompanied by retail sales, business and professional offices, warehousing and secondary service uses. Limited outside storage may be permitted at the discretion of the approving authority.

### **8.9.2 List of Permitted Uses**

Car and Truck Wash  
Drinking Establishment  
Parking Lot  
Public and Quasi-Public buildings, Installations and Facilities  
Restaurant  
Retail Store  
Service Station  
Storage Structure – accessory to a commercial use  
Storage Yard  
Veterinary Clinic  
Warehousing

### **8.9.3 List of Discretionary Uses**

Accessory Building  
Accessory Use  
Agricultural Equipment Sales, Service, Storage and Repair Establishments  
Auction Facility  
Auto body and paint shops  
Automotive Sales, Service, Storage and Repair Establishments  
Building Supply Centre  
Bus storage and maintenance facility  
Communication Structure 92

Existing residential dwellings  
Fabric Covered Building – Commercial/ Industrial  
Funeral Home  
Industrial Service Shop  
Restaurant  
Sign  
Service Station  
Storage Structures  
Storage Yard  
Truck Terminal

**Options:** 1. Council can discuss the request to allow the residence and approve.  
2. Council can discuss the request to allow the residence and deny.

**Financial Implications:** N/A

**Communication:** N/A

**Recommendation:** That Council discuss the request to allow a residence in the IR District and instruct Administration to communicate their decision to the realtor and investors.