

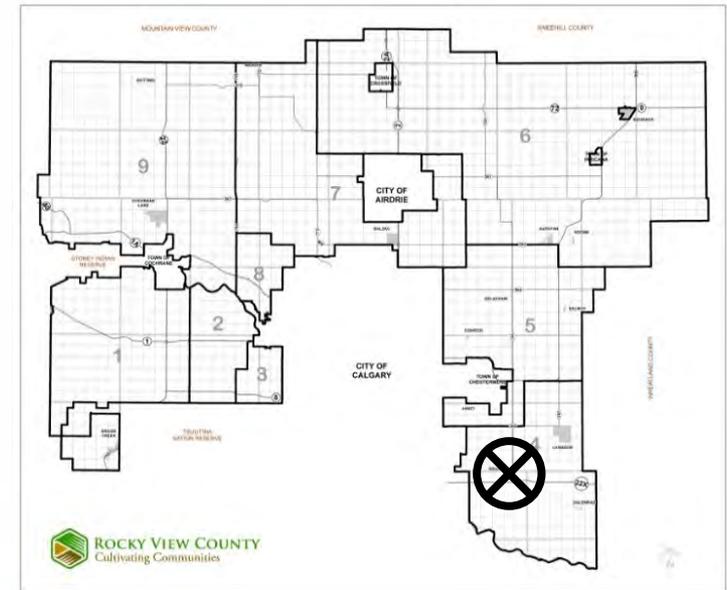
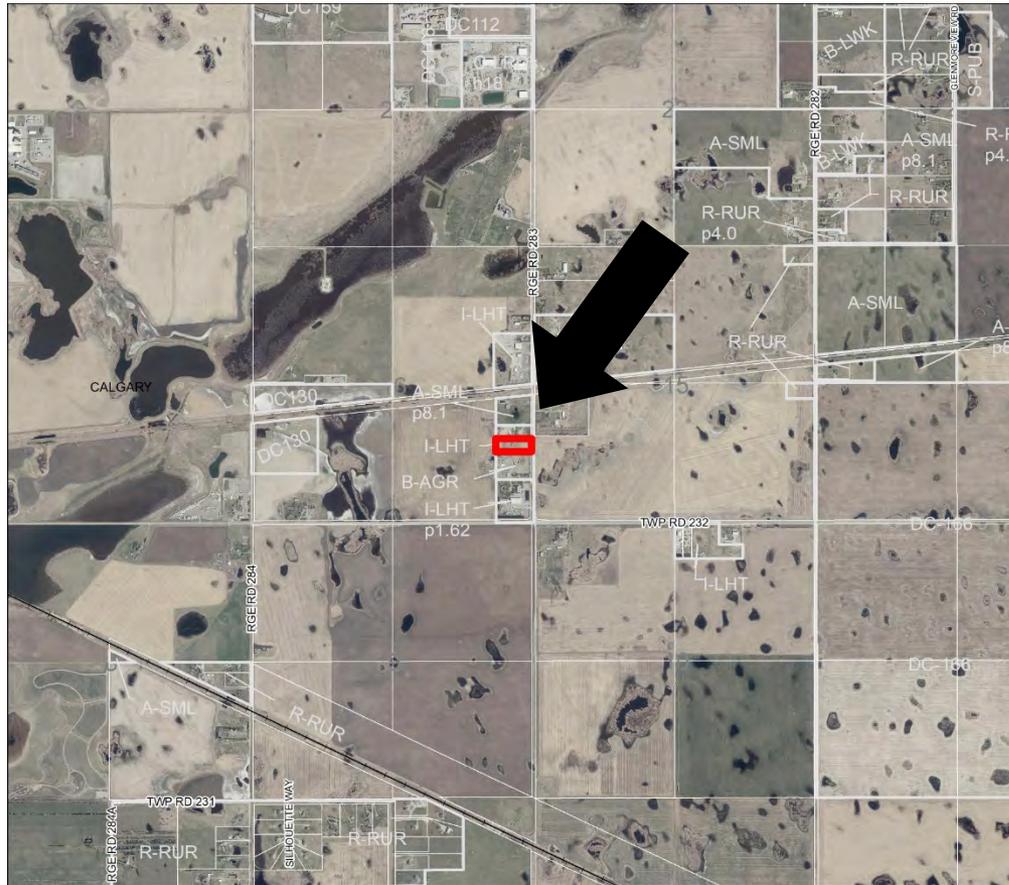
Subdivision & Development Appeal Board B-2; May 27, 2021

File: PRDP20202115
Industrial (Medium) & Outdoor Storage
Applicant: Planning Protocol 3 Inc.
Owner: 2249324 AB Ltd.
Appellants: Roy Levesque & Patrick Roy



Land Use and Location

- Property is within the City of Calgary Intermunicipal Development Plan
- Industrial, Light District (I-LHT).
- Surrounded by Agricultural, Business, and Industrial Properties



LAND USE MAP

Lot 1, Block 1, Plan O214125
 SE-16-23-28-04;
 Division 4; File 03316008

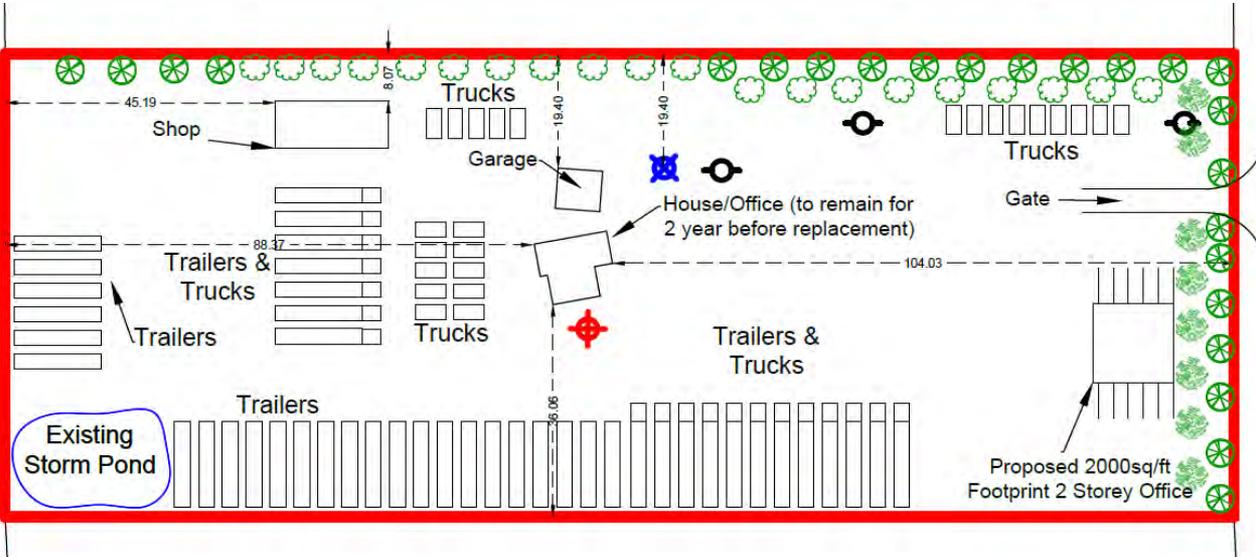


Use:

- Industrial (Medium) & Outdoor Storage (truck trailers)

Rationale:

- West Pacific Transport
- Conversion of existing Dwelling, Single Detached and Accessory Buildings
- 3 Variances:
 - Overheight Fencing
 - Storage Area Location
 - Rear Yard Setback



Use:

- Industrial (Medium) & Outdoor Storage (truck trailers)

Rationale:

- West Pacific Transport
- Conversion of existing Dwelling, Single Detached and Accessory Buildings
- 3 Variances:
 - Overheight Fencing
 - Storage Area Location
 - Rear Yard Setback







Options

- Administration recommends that Development Permit PRDP20202115 be approved, in accordance with **Option #1**.
- Option #1:
THAT Development Permit Application PRDP20202115 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2:
THAT Development Permit Application PRDP20202115 be refused as per the reasons noted.