



Development Permit Item: Outside Storage

Electoral Division: 6

File: PRDP20232206 / 03329055

Date:	February 13, 2024		
Presenter:	Jacqueline Targett, Senior Development Officer		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

The purpose of this report is to assess a development permit application for Outside Storage, semi-trucks, tractor trailers and equipment, single-lot regrading and the placement of clean fill for site preparation (Phase 1) within the Heatherglen Industrial Business Park, Lot 10.

Phase 1 of this development will include the storage of semi-trucks, tractor trailers and chassis units. Phase 2 is a future proposal to include the construction of a business office.

In accordance with Direct Control District 161 Bylaw C-7818-2018 (DC 161), Council is the regulated Development Authority for all listed uses for Lots 9, 10, and 11 of the subdivision. The intent of DC 161 is to accommodate a limited-service industrial business park that accommodates a diversity of business and industrial uses. Outside Storage business uses are found in industrial areas and have been approved within the subject business park.

The application was reviewed pursuant to the *Municipal Government Act* (MGA), Municipal Development Plan (County Plan), the City of Calgary / Rocky View County Intermunicipal Development Plan (IDP), the Janet Area Structure Plan (ASP), the City of Chestermere notification area, the Heatherglen Industrial Business Park Conceptual Scheme (CS), Direct Control Bylaw C-7818-2018 (DC-161), Land Use Bylaw C-4841-97 (LUB), and the Heatherglen Industrial Business Park Architectural Controls.

The application was determined to be consistent with the relevant requirements of the overarching policies and regulations. No variances have been requested and the application includes mitigation measures that provide screening from adjacent properties, which includes focused landscaping along the front and rear of the property along with perimeter slat fencing.

ADMINISTRATION'S RECOMMENDATION

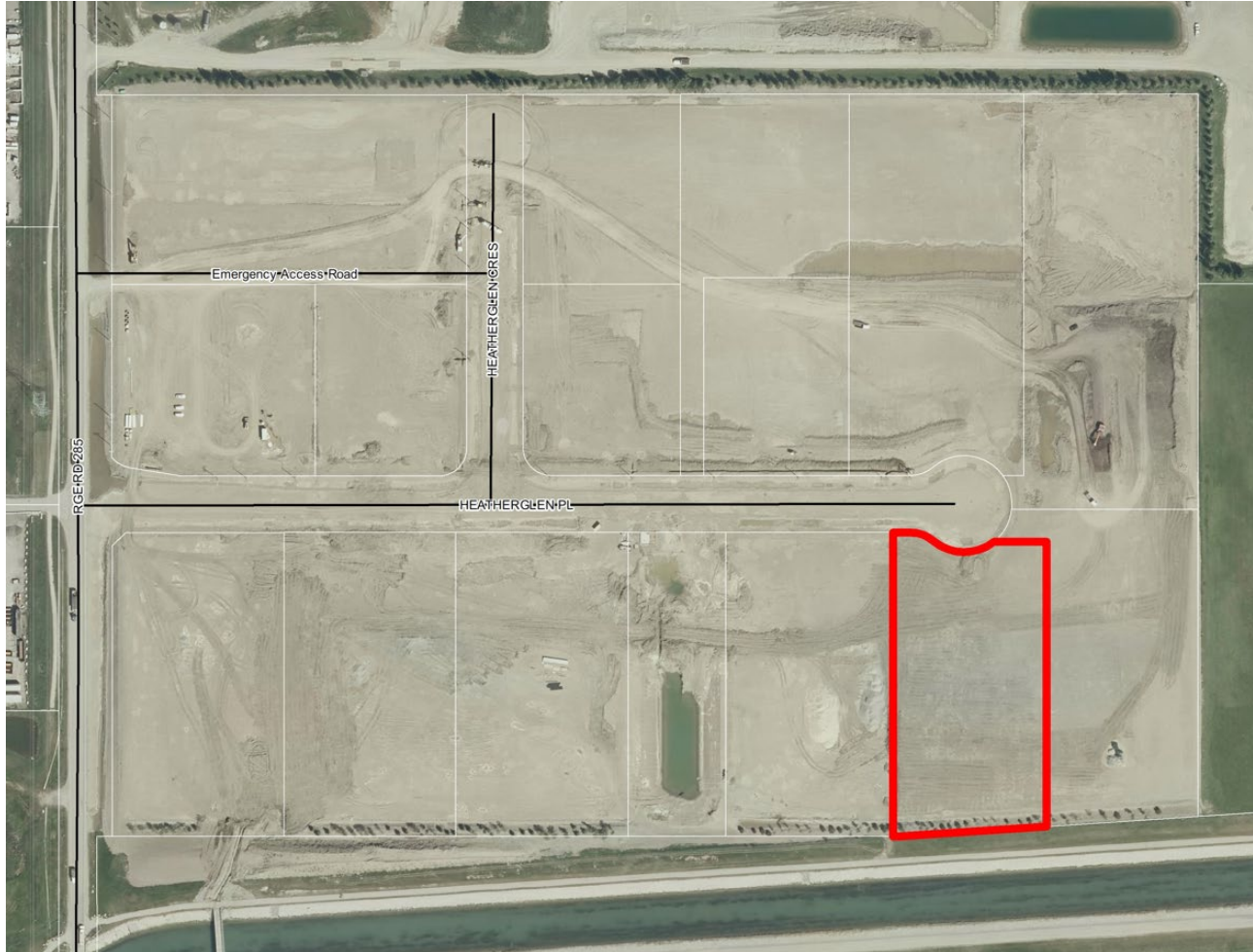
THAT Council approve development permit application PRDP20232206 with the conditions noted in Attachment F.

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BACKGROUND

Location (Attachment A)

Located approximately 0.41 kilometres (0.25 miles) east of Range Road 285 and along the south side of Heatherglen Place.



Site History (Attachment B)

The property is undeveloped. It is located within the newly created Heatherglen Industrial Business Park, within the Janet ASP. The business park was approved by Council for Conceptual Scheme and land use in November 2018, with the correlating subdivision approval in June 2019. Subdivision endorsement was registered on May 17, 2022.

Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary intermunicipal neighbours, internal and external agencies. The City of Calgary had no concerns and noted an advisory comment to ensure that the property adheres to the regional CSMI stormwater solution for the subject lands.

Landowner Circulation (Attachment D)

As there is no appeal mechanism for a Council decision on a Development Permit within a Direct Control District, the application was originally circulated for 21 days in December 2023 to 198 adjacent Rocky View County landowners, in accordance with the County's Policy C-327 (Circulation and Notification Standards), prior to Council's consideration.

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No submissions were received in support or opposition of the application. The landowner circulation area map can be found in Attachment A.

Direct Control Bylaw (Attachment E)

Direct Control Bylaw C-7818-2018 (DC-161) has been reviewed pursuant to the subject application and has been included in Attachment D. The application notes the continuance and expansion of the business operations within the listed discretionary uses under Section 2.3.0 of Aggregate Resource Extractive Industry.

ANALYSIS

Policy Review

The application was found to be consistent with the relevant policies within the *Municipal Government Act* (MGA), Municipal Development Plan (County Plan), the City of Calgary / Rocky View County Intermunicipal Development Plan (IDP), the Janet Area Structure Plan (ASP), the City of Chestermere notification area, the Heatherglen Industrial Business Park Conceptual Scheme (CS), Direct Control Bylaw C-7818-2018 (DC-161), Land Use Bylaw C-4841-97 (LUB), and the Heatherglen Industrial Business Park Architectural Controls.

COMMUNICATIONS / ENGAGEMENT

There are no wider engagement requirements beyond the statutory consultation undertaken by the County.

IMPLICATIONS

Financial

No financial implications have been identified at this time.

STRATEGIC ALIGNMENT

This report is a requirement under Direct Control District 161 Bylaw C-7818-2018, as Council is the identified Development Authority for three identified lots within this district.

ALTERNATE DIRECTIONS

THAT application PRDP20232206 be refused by Council.

ATTACHMENTS

Attachment A: Map Set
Attachment B: Application Information
Attachment C: Application Referral Responses
Attachment D: Public Submissions [None Received]
Attachment E: Direct Control Bylaw C-7818-2018 (DC-161)
Attachment F: Proposed Development Permit Conditions