

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 2

DATE: February 24, 2021
APPLICATION: PRDP20204174

FILE: 4734008

SUBJECT: Automotive Services (Major) / Discretionary use without Variances

APPLICATION: The proposal is for Automotive Services (Major), tenancy including an officer trailer, storage within an existing accessory building (sea can container), outside storage and signage.

GENERAL LOCATION: located approximately 0.41 km (1/4 mile) east of Rge. Rd. 33 and on the south side of Hwy 1.

LAND USE DESIGNATION: Business, Regional Campus District (B-REG) under Land Use Bylaw C-8000-2020.

EXECUTIVE SUMMARY: The proposed development is located at the eastern portion of 91 Commercial Court. The existing tenant is Christian City Church Calgary, which falls under Religious Assembly. The new tenant, 718801 Alberta Ltd. o/a Matrix Autosales & Leasing will utilize an existing 18.60 sq. m (200.20 sq. ft.) accessory building (sea can storage shed) and a 22.28 sq. m (240.00 sq. ft.) office trailer and approximately 7,400.00 sq. ft. (687.48 sq. m) of outside storage for parking. This will require a change of use to *Automotive Services (Major)*. The application is consistent with the Business, Regional Campus District regulations and the Land Use Bylaw.

ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

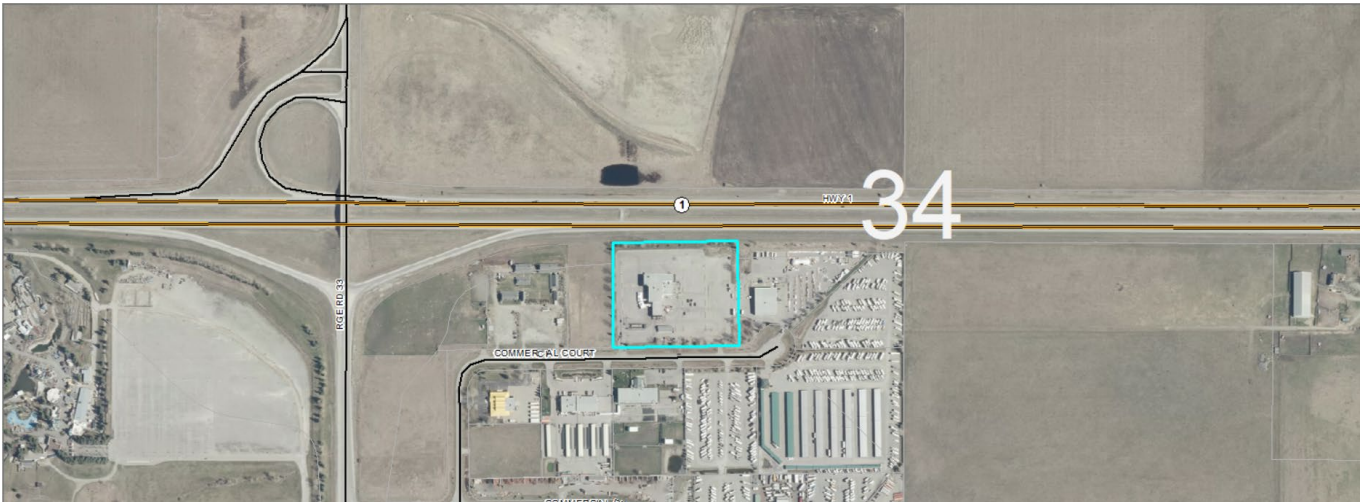
OPTIONS:

- Option #1: THAT Development Permit Application PRDP20204174 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20204174 be refused for the following reasons:
1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

Administration Resources

Bronwyn Culham, Planning & Development Services

AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Municipal Development Plan; • North Springbank Area Structure Plan • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Site Plan
<p>DISCRETIONARY USE:</p> <ul style="list-style-type: none"> • Automotive Services (Major) is a discretionary use in the Business, Regional Campus District 	<p>DEVELOPMENT VARIANCE AUTHORITY:</p> <ul style="list-style-type: none"> • Municipal Planning Commission

Additional Review Considerations

Business Details:

The business includes automotive sales, storage, and leasing of both new and slightly used vehicles. The vehicles are primarily personal cars, light duty trucks and commercial cargo vans up to one (1) ton gross vehicle weight. The business also carries inventory and would require storage for lease returns until they can be remarketed. A maximum of twenty five (25) vehicles will be parked in the outside storage area. There is no onsite mechanical or body work repair of any kind.

Signage:

Two (2) signs are proposed. One (1) sign is requested to be located on the locking access gate and would be approximately 26 by 30 inches in size. The other sign would have the company logo on the side of the sea can with a primarily white background. Details were not provided with the application and will be requested.



CONCLUSION:

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

BC/sl

ATTACHMENTS

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Option #1

APPROVAL, subject to the following conditions:

Description:

- 1) That Automotive Services (Major), tenancy including an office trailer, storage within an existing accessory building (sea can container), outside storage and signage may take place on the subject site in accordance with the Site Plan submitted with the application.

Prior to Release:

- 1) That prior to release of this permit, the Applicant/Owner shall submit signage details for the business, including location and dimensions, in accordance with the Land Use Bylaw and to the satisfaction of the County.
- 2) That prior to release of this permit, that the Applicant/Owner shall submit a revised site plan that identifies the location, size and setbacks of the outside storage area. The outside storage shall be no greater than **7,400.00 sq. ft. (687.48 sq. m)** and shall meet the building setback requirements and be completely screened, as per the requirements of the Land Use Bylaw and to the satisfaction of the County.

Permanent:

- 3) That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a Prior to Release condition or part of the principal development permit onsite, shall be implemented and adhered to in perpetuity, including but not limited to the Noise Impact Assessment.
- 4) That the development shall maintain all parking on-site, in accordance with the approved Parking Plan. That no customer/business parking shall be permitted within the adjacent County Road Allowance.
- 5) That the sign shall be installed in accordance with the signage details and kept in a safe, clean and tidy condition at all times.
 - i. That any future signage, not approved within this permit, shall require separate development permit approval.
- 6) That all outside storage of any vehicles that are a part of the business shall be screened from adjacent lands with a fence, shall meet the minimum setback requirements for buildings, and **shall not exceed 7,400.00 sq. ft. (687.48 sq. m).**
- 7) That all outdoor lighting shall be full cut-off (shielded) light fixtures that direct light downward and designed to minimize light pollution, glare, and light trespass onto adjacent properties, while maintaining night-time, on-site safety and security during evening operating hours.
- 8) That the entire site shall be maintained in a neat and orderly manner at all times. All garbage and waste material shall be deposited and confined in weatherproof and animal-proof containers located within the building or adjacent to the side or rear of the building and screened from view from all adjacent properties and public thoroughfares. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
 - i. That any non-domestic wastewater, anti-freeze, oils or fuels that accumulate within the unit shall be held in sealed tanks, the contents of which shall be pumped out and properly disposed of off-site in accordance with the regulations administered by Alberta Environment.



- 9) That there shall be no vehicle or equipment idling on the site at any time.
- 10) That all vehicles stored onsite shall be newer or used models. No salvaged or damaged vehicles shall be brought on site.

Advisory:

- 11) That Building Permit(s) shall be obtained through Building Services, prior to placement or operation onsite for the change of use classification, proposed office trailer and storage container, including:
 - i. As the storage container is considered a building, an A P. Eng. review and letter is required.
- 12) That any other federal, provincial or County permits, approvals, and/or compliances are the sole responsibility of the Applicant/Owner.
- 13) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void.
- 14) That if this Development Permit is not issued by **AUGUST 31, 2021** or an approved extension date, then this approval is null and void and the Development Permit shall not be issued.



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

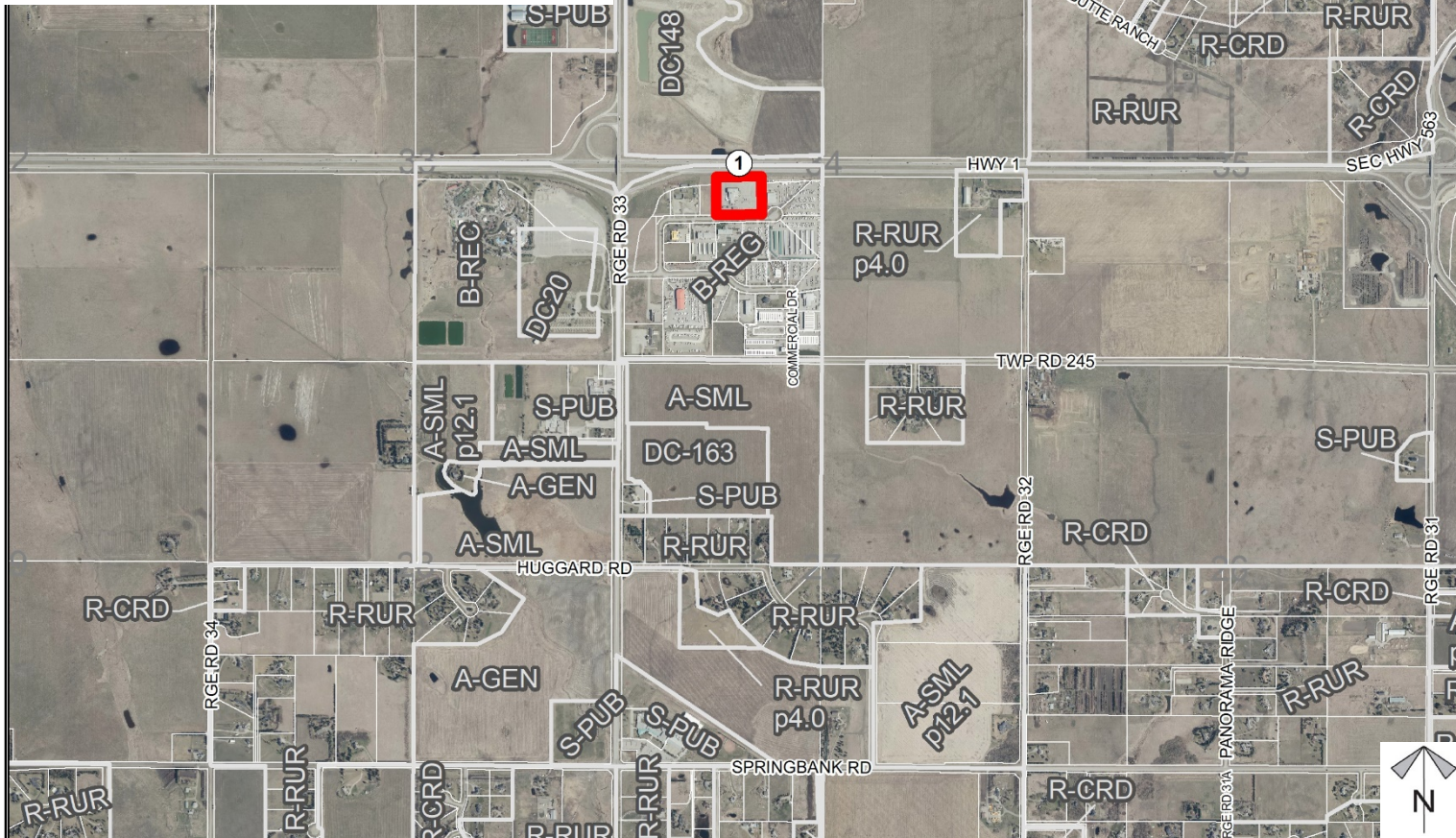
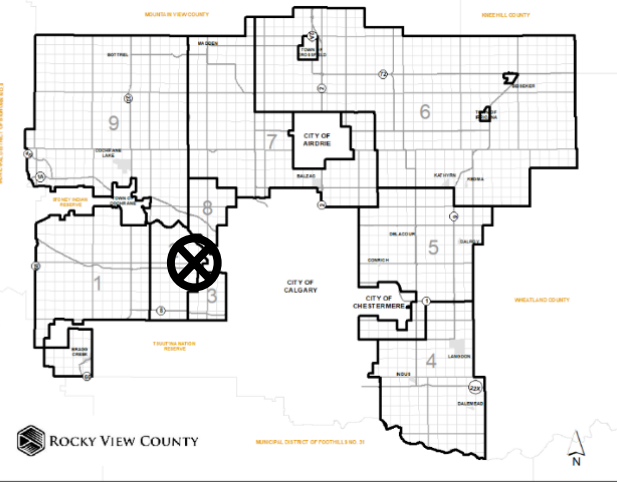
APPLICANT: Stuart Carter (718801 Alberta Ltd. o/a Matrix Autosales and Leasing)	OWNER: Christian City Church Calgary
DATE APPLICATION RECEIVED: December 18, 2020	DATE DEEMED COMPLETE: December 24, 2020
GROSS AREA: ± 2.78 hectares (± 6.89 acres)	LEGAL DESCRIPTION: SW-34-24-03-05 Lot: 4 Block: 8610758 (91 COMMERCIAL COURT)
APPEAL BOARD: Subdivision & Development Appeal Board	
<p>HISTORY:</p> <p>January 25, 2017: Development Permit (PRDP20164368) Existing Religious Assembly, placement of a portable classroom and four (4) storage units – Closed – Approved</p> <p>July 31, 2012: Development Permit (2012-DP-14999) Placement of a portable classroom and two storage containers – Closed - Complete</p> <p>December 7, 2010: Development Permit (2010-DP-14283) existing building, change of use to religious assembly and signage – Closed - Complete</p> <p>October 13, 2009: Development Permit (2009-DP-13716) accommodation and convention services, and restaurant (café), existing building, change of use to convention services (not to operate as a Religious Assembly) – Closed - Complete</p> <p>November 14, 2006: Development Permit (2006-DP-12299) identification signs, (one freestanding and one fascia) – Closed- Complete</p> <p>Apr 23, 2020: Building Permit (PRBD20200880) Temporary tents for Alberta Health Services Covid-19 Screening. Set up for up to six months. (2) 20x20, (1) 20x30, (2) 10x20, (1) 10x10, (1) 15x15 – Waiting for Inspection Request</p> <p>Mar 23, 2016: Building Permit (PRBD20152365) As Built Seacans (1 of 2) – PSR Not in Compliance Expired</p> <p>Jul 03, 2015: Building Permit (PRBD20130432) Portable Sunday School classroom (double wide trailer) PSR Not in Compliance Expired</p> <p>Jun 18, 2015: Building Permit (PRBD20152366) As Built Seacan (2 of 2) PSR Not in Compliance Expired</p> <p>May 01, 2014: Building Permit (PRBD20140880) Interior Renovation to existing Christian City Church – PSR in Compliance</p> <p>Jul 03, 2012: Building Permit (2012-BP-24780) Renovation to Church – PSR Issued Closed</p> <p>Jul 03, 2012: Building Permit (2012-BP-24781) Pumphouse for Church - PSR Not in Compliance No Entry</p> <p>Jan 14, 1993: Building Permit (1993-BP-3191) Commercial Building for RV Service and Sales– Open Application</p>	
<p>PUBLIC & AGENCY SUBMISSIONS:</p> <p>The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	



Location & Context

Development Proposal

Automotive Services (Major), tenancy including an officer trailer, storage within an existing accessory building (sea can container), outside storage and signage.



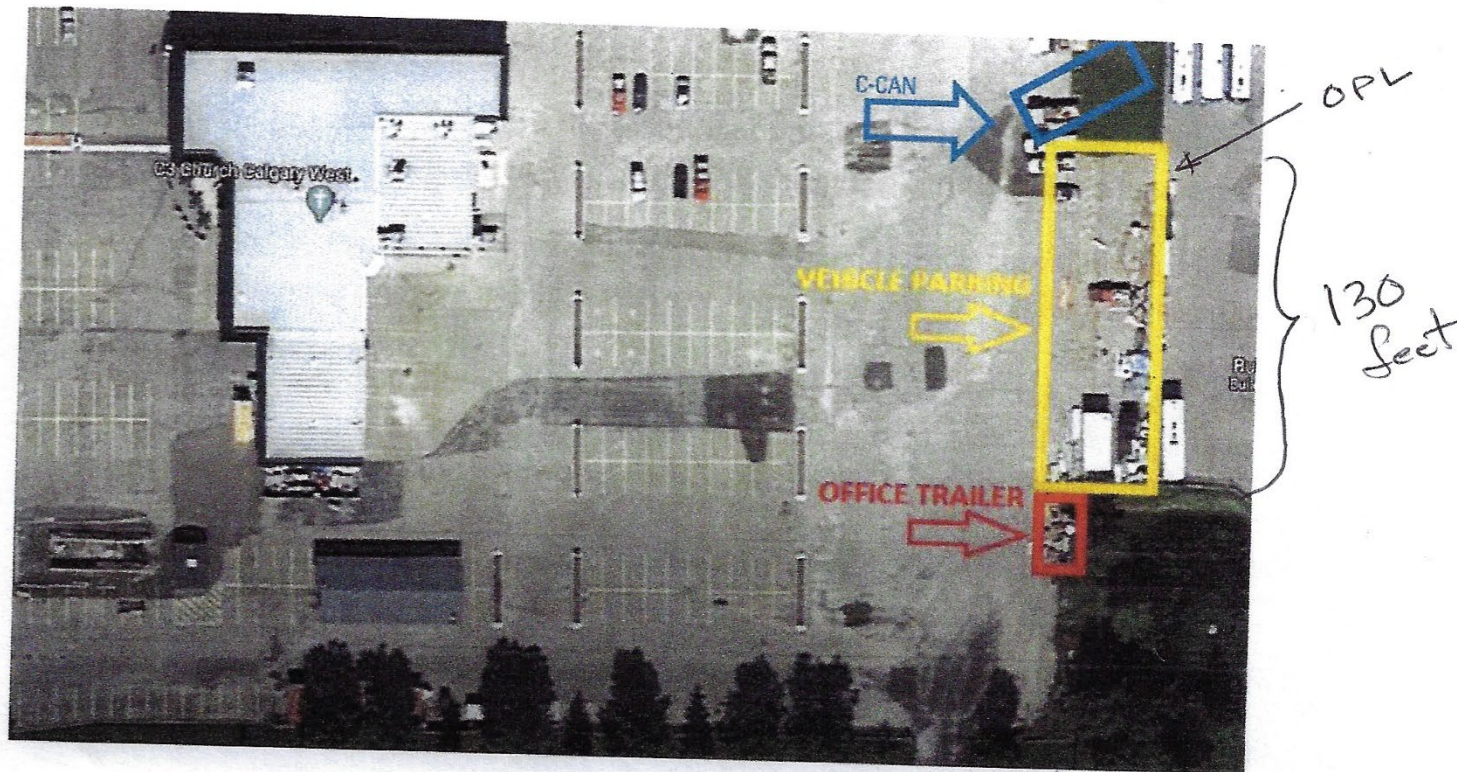
Division: 2
 Roll: 04734008
 File: PRDP20204174
 Printed: Feb 2, 2021
 Legal: Lot:4 Plan:8610758
 within SW-34-24-03-W05M

Site Plan

Development Proposal

Automotive Services (Major), tenancy including an officer trailer, storage within an existing accessory building (sea can container), outside storage and signage.

PLAN OF SITE AND ACCESS AREA



Division: 2
 Roll: 04734008
 File: PRDP20204174
 Printed: Feb 2, 2021
 Legal: Lot:4 Plan:8610758
 within SW-34-24-03-W05M

Inspection Photos
February 3, 2021



Inspection Photos
February 3, 2021

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Inspection Photos
February 3, 2021

