



Development Permit Item: General Industry, Type II

Electoral Division: 6

File: PRDP20243060 / 03329054

Date:	September 10, 2024
Presenter:	Jacqueline Targett, Senior Development Officer
Department:	Planning

REPORT SUMMARY

The purpose of this report is to assess a development permit application for General Industry, Type II, construction of an office & welding building, tenancy for a welding business, outside storage of equipment, machinery and products, and overheight fencing within the Heatherglen Industrial Business Park, Lot 9. The proposed business which would be occupying the site is "The Welding Shop," who specialize in structural steel and various metal fabrication.

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. A range of General Industry business uses can be found in the County, particularly in the County's Janet industrial area, and have been approved within the subject industrial 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 found to align 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 north, east and south (rear) of the property along 2.43 m (8.00 ft.) high perimeter slat fencing. The Applicant submitted various technical submissions to support the development permit application, which have been reviewed and accepted by Administration.

ADMINISTRATION'S RECOMMENDATION

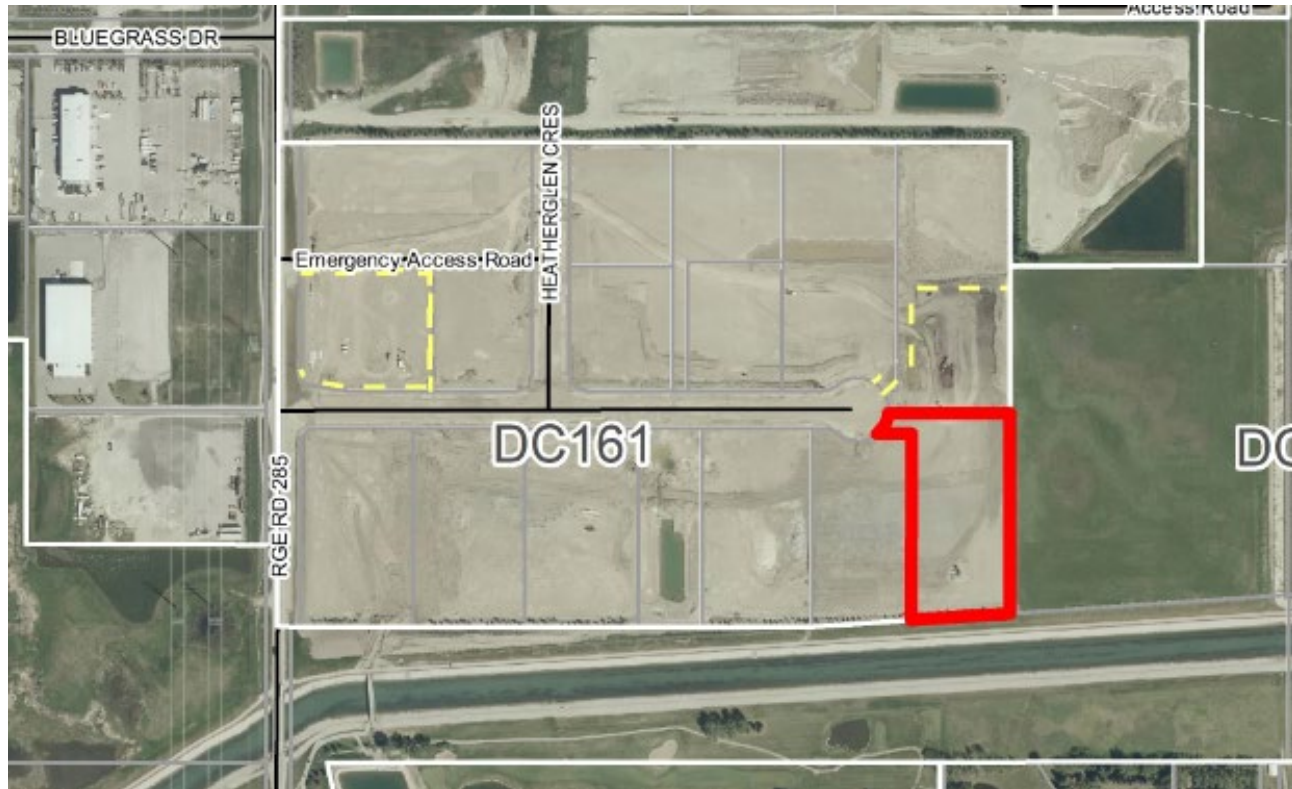
THAT Council approve development permit application PRDP20243060 with the conditions noted in Attachment F.

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### BACKGROUND

#### Location (Attachment A)

Located within the Janet business area, 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 currently undeveloped. 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. Under the Subdivision, Development Agreement #5364 was issued Construction Completion Certificates, with minor deficiencies, by Administration, which included the construction of internal road network, rough grading for the subdivision area, installation of site servicing infrastructure, fire suppression and an offsite pathway realignment.

#### 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 ultimate regional CSMI stormwater solution for the subject lands.

#### Landowner Circulation (Attachment A)

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 May 2024 to 204 adjacent Rocky View County landowners, in accordance with the County's Policy C-327 (*Circulation and Notification Standards*), prior to Council's consideration.

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

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### ANALYSIS

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#### Policy Review (Attachment E)

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. The complete policy review can be found in Attachment E.

### COMMUNICATIONS / ENGAGEMENT

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

### IMPLICATIONS

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#### Financial

No financial implications have been identified at this time.

### STRATEGIC ALIGNMENT

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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 DIRECTION

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THAT Council refuse development permit application PRDP20243060.

### ATTACHMENTS

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Attachment A: Map Set

Attachment B: Application Information

Attachment C: Application Referral Responses

Attachment D: Public Submissions [No Letters Received]

Attachment E: Direct Control Bylaw C-7818-2018 (DC-161) & Policy Review

Attachment F: Proposed Development Permit Conditions

### APPROVALS

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Manager:	Dominic Kazmierczak, Planning
Executive Director/Director:	Brock Beach, Acting
Chief Administrative Officer:	Byron Riemann

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