



# COUNCIL REPORT

## Development Permit Item: General Industry, Type II

Electoral Division: 6

File: PRDP20248544 / 03329056

Date:	March 25, 2025
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/warehouse building, tenancy for a concrete company, outside storage of equipment, machinery, products and signage within the Heatherglenn Industrial Business Park, Lot 11. The proposed business that would be occupying the site is “BC Concrete Products,” who specialize in storing and distributing concrete and plastic rebar products.

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 are 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 Heatherglenn Industrial Business Park Conceptual Scheme (CS), Direct Control Bylaw C-7818-2018 (DC-161), Land Use Bylaw C-4841-97 (LUB), and the Heatherglenn Industrial Business Park Architectural Controls.

The application was found to align with the relevant requirements of the overarching policies and regulations. Technical reports have been submitted to date, including an architectural drawing package, a traffic impact assessment, development servicing civil drawings including site grading and a subsoil and groundwater assessment. All reports remain under review with Administration. No variances to the LUB have been requested. The application and proposed condition set, as issued, will include mitigation measures that would provide buffering and screening from adjacent properties and the necessary technical reports.

### ADMINISTRATION’S RECOMMENDATION

THAT Council approves development permit application PRDP20248544 with the conditions noted in Attachment F.

### BACKGROUND

#### Location (Attachment A)

Located within the Janet business area, located approximately 0.81 kilometres (0.50 miles) north of Highway 560 and 0.41 kilometres (0.25 miles) east of Range Road 285. The property is located within the Heatherglenn Industrial Business Park.

#### Site History (Attachment B)

The property is currently undeveloped, with only rough grading onsite completed. The business park was approved by Council, including a Conceptual Scheme and Land Use amendment in November 2018,

## Development Permit Item: General Industry, Type II

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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 by Administration, which included the construction of an internal road network, the noted rough grading for the subdivision area, installation of offsite 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.

The City of Chestermere did not provide any comment.

### **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 on February 13, 2025 to 222 adjacent Rocky View County landowners, in accordance with County 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.

## **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 Heatherglenn Industrial Business Park Conceptual Scheme (CS), Direct Control Bylaw C-7818-2018 (DC-161), Land Use Bylaw C-4841-97 (LUB), and the Heatherglenn Industrial Business Park Architectural Controls. A 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 PRDP20248544.

Development Permit Item: General Industry, Type II

ATTACHMENTS

- 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

Manager:	Dominic Kazmierczak
Executive Director:	Dominic Kazmierczak
Chief Administrative Officer:	Reegan McCullough