



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-7818-2018

A Bylaw of Rocky View County to amend Land Use Bylaw C-4841-97.

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7818-2018.

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-4841-97 and the Municipal Government Act.

PART 3 – EFFECT OF BYLAW

- THAT** Part 5, Land Use Map No. 33 and 33-NW of Bylaw C-4841-97 be amended by redesignating Block 11, Plan 9810626 within W-1/2-29-23-28-W04M from Recreation Business District to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT** Block 11, Plan 9810626 within W-1/2-29-23-28-W04M is hereby redesignated to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT** The regulations of the Direct Control District comprise:
- 1.0 General Regulations
 - 2.0 Land Use Regulations
 - 3.0 Variances
 - 4.0 Development Regulations
 - 5.0 Subdivision Regulations
 - 6.0 Implementation

1.0 General Regulations

- 1.1 For the purposes of this Bylaw, the boundaries and description of the Lands shall be more or less as indicated in Schedule "A" attached hereto and forming part hereof.
- 1.2 The Operative and Interpretative Clauses (Part One), General Administration (Part Two) and General Regulations (Part Three) as contained in the Land Use Bylaw C-4841-97 are applicable, unless otherwise stated in this Bylaw.
- 1.3 The policies of the Janet Area Structure Plan (Bylaw C-5330-2001) and the Heatherglenn Industrial Business Park Conceptual Scheme (Bylaw C-7817-2018) shall apply unless otherwise specified in this Bylaw.
- 1.4 Administration is the Development Authority and shall consider and decide on applications for Development Permits for all uses listed by this Bylaw.
 - 1.4.1 For Lots 9, 10, and 11, Council is the Development Authority and shall consider and decide on applications for Development Permits for all uses listed by this Bylaw.
- 1.5 All uses including the expansion of uses approved by Development Permit shall require a Development Permit.



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- 1.6 In addition to the uses contemplated by Section 2.0 of this Bylaw, the following may be uses in all Development areas:
 - 1.6.1 Roads necessary for access and internal vehicular circulation; and
 - 1.6.2 Utilities and facilities necessary to service the Development.
- 1.7 All development upon the Lands shall be in accordance with all licenses, permits and approvals pertaining to the Lands required from Alberta Environment and any other Provincial Agencies.
- 1.8 The policies of the Heather Glen Industrial Business Park Conceptual Scheme should be considered in all applications for subdivision and development.
- 1.9 No subdivision shall be endorsed and no Development Permit shall be issued for any purpose until the applicable Development Regulations (4.0) and Subdivision (5.0) have been met.

2.0 Land Use Regulations

2.1 Purpose and Intent

The purpose and intent of this District is to ensure the development of a comprehensively planned limited-service industrial business park. The industrial business park will accommodate a diversity of business and industrial uses that are appropriate on limited service sites, require small to medium sized land parcels, are compatible with each other and do not create any significant adverse off-site impacts. The range of operations that will take place within the development may include offices as well as the manufacturing, transporting, or retailing of a wide variety of items. Local retail stores may be permitted providing that they are limited to serving the local business area.

2.2 List of Uses

- Accessory Building
- Agriculture, General
- Agricultural Support Services
- Animal Health Care Services
- Auctioneering Services
- Automotive Services
- Commercial Communications (CC) Facilities – Type A, B, C
- Contractor, General
- Contractor, Limited
- Dealership/Rental Agency, Automotive
- Dealership/Rental Agency, Recreational Vehicle
- Dealership/Rental Agency, Implement and Equipment
- General Industry – Type I
- General Industry – Type II
- Mini-Storage



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- Offices
 - Offices, ancillary to the principal business use
 - Outdoor Display Area
 - Outside Storage
 - Personal Service Business
 - Restaurant
 - Retail Store, Local
 - Signs
 - Storage Area
 - Tractor Trailer Service Depot
 - Warehouse
 - Warehouse Store, excluding hazardous good
- 2.3 Minimum/Maximum Requirements
- 2.3.1 Minimum Yard, Front for Buildings: 6.0 metres (19.68 feet)
- 2.4 Minimum Yard, Side for Buildings:
- 2.4.1 Street side: 6.0 metres (19.68 feet)
- 2.4.2 Adjacent to a property line: 3.0 metres (9.8 feet)
- 2.5 Minimum Yard, Rear: for Buildings: 3.0 metres (9.8 feet)
- 2.5.1 Backing onto the Western Headworks Canal: 8.0 metres (26.2 feet)
- 2.5.2 Adjacent to any other property line: 3.0 metres (9.8 feet)
- 2.6 Minimum Lot Size: 0.8 hectares (2.0 acres)
- 2.7 Notwithstanding Section 2.6, the Minimum Lot Size does not apply to Public Utility Lots or for the purposes of approving and registering a bareland condominium for the purposes of creating a unit for the registration of a future building condominium.
- 2.8 Maximum Building Height: 20.0 m (65.62 ft)
- 2.9 Maximum Building Coverage: Principal and Accessory Buildings: 40% of the lot

3.0 Variances

- 3.1 The Development Authority may grant a variance to the minimum building setbacks by a maximum of 5%.

4.0 Development Regulations

- 4.1 Stripping and Grading, interface treatments for the lands to the south, lighting plans, landscaping plans, building treatments, and performance standards shall be in accordance with the Heatherglenn Industrial Business Park Conceptual Scheme.
- 4.2 Signage and building design to be consistent with Heatherglenn Industrial Business Park Conceptual Scheme.



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- 4.3 The Development Authority may issue a development permit for stripping and grading prior to issuance of a development agreement; or, prior to subdivision approval; or, prior to development permit issuance for a listed use provided the following conditions have been met:
 - 4.3.1 The Owner has provided a rough grading plan depicting subgrades, an erosion and sediment control plan, and a construction management plan that are satisfactory to the County:
 - 4.3.1.1 The Owner shall furnish securities in an amount satisfactory to the County;
 - 4.3.1.2 No topsoil shall be removed from the plan area without prior approval by the County; and,
 - 4.3.1.3 The Owner has provided storm water management plan that is satisfactory to the County.

5.0 Subdivision Regulations

- 5.1 Prior to final subdivision endorsement by the County, a Site Servicing Franchise Agreement shall be entered into that reflects the operational details of Stormwater and Fire Suppression servicing. This Agreement shall include provisions related to:
 - 5.1.1 Ownership of the water and wastewater treatment and management facilities,
 - 5.1.2 Turnover strategy for facilities and infrastructure,
 - 5.1.3 Franchise Agreement and franchised utility provider information,
 - 5.1.4 Transition and transfer of water allocation(s) and associated water licenses required under this approval and conditions.
- 5.2 Prior to subdivision endorsement the following items are required:
 - 5.2.1 The owner has submitted a Construction Management Plan satisfactory to the County, which details amongst other items, erosion, dust, debris and noise control measures and storm water management during construction.
 - 5.2.2 The Owner has submitted a Stormwater Management Plan in form and substance satisfactory to the County and/ or Alberta Environment.
 - 5.2.3 The owner has submitted a Traffic Impact Assessment satisfactory to the County.
 - 5.2.4 The owner has submitted a Landscaping Plan satisfactory to the County.
 - 5.2.5 The owner has submitted a Solid Waste Management Plan satisfactory to the County.

6.0 Implementation

- 6.1 This Bylaw comes into effect upon the date of its third reading.

ROCKY VIEW COUNTY
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Bylaw C-7818-2018 is passed when it receives third reading and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 5

File: 03329002 /PL20180022

PUBLIC HEARING WAS HELD IN COUNCIL this	15 th day of November, 2018
READ A FIRST TIME IN COUNCIL this	15 th day of November, 2018
READ A SECOND TIME IN COUNCIL this	15 th day of November, 2018
UNANIMOUS PERMISSION FOR THIRD READING	15 th day of November, 2018
READ A THIRD TIME IN COUNCIL this	15 th day of November, 2018



Reeve

Charlette Satink
CAO or Designate

November 15, 2018
Date Bylaw Signed

BYLAW: C-7818-2018

± 22.86 ha
 (± 56.50 ac)

RGE RD 285

29

PRAIRIE SCHOONER ESTATES

CITY OF CALGARY

560

AMENDMENT

FROM Recreation Business District TO Direct Control District

Subject Land _____

LEGAL DESCRIPTION: Block 11, Plan 9810626 within
W-1/2-29-23-28-W04M



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FILE: 03329002

DIVISION: 5

ATTACHMENT E: POLICY REVIEW



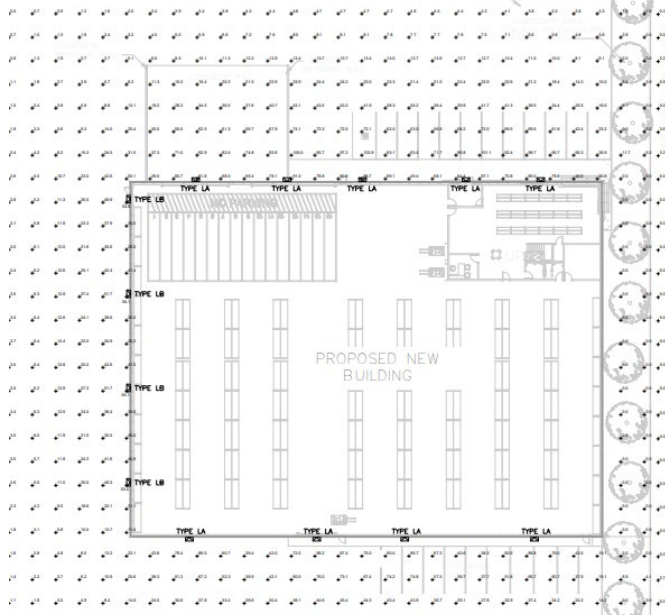
Definitions		
Consistent	Generally Consistent	Inconsistent
Clearly meets the relevant requirements and intent of the policy.	Meets the overall intent of the policy and any areas of inconsistency are not critical to the delivery of appropriate development.	Clear misalignment with the relevant requirements of the policy that may create planning, technical or other challenges.

City of Calgary Intermunicipal Development Plan	
15.0 Plan Implementation	
15.1	<i>Circulation and Referral Processes (c) All applications for development permits, including renewals</i>
Consistent	The application was circulated to the City of Calgary for review and comment. 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.


Janet Area Structure Plan	
Appendix B: Landscaping & Design Guidelines	
1.0	<i>Local plans shall address the County's Land Use Bylaw landscaping and screening requirements and the County's Commercial, Office and Industrial Design Guidelines and document how the local plan meets those requirements and guidelines</i>
Consistent	The subject property is under the Heather Glen Industrial Business Park Conceptual Scheme, which details specific development requirements
2.0	<i>Where buildings are located adjacent to a residential area, the building design emphasis should be on those building elevations that are facing the residential area.</i>
Consistent	The subject property is located within the noted business park and is surrounded by similar zoned properties along the north, west, and east property lines. Along the south, the Western Irrigation Canal is parallel to the south property line, with southern residential. The proposed building has been located in a central location of the site, in order to accommodate future building expansions. The central location is 58.46 m (185.23 ft.) from the south property line and enhanced design along the south building elevation will be conditioned.
3.0	<i>Within any single parcel, the colours, materials and finishes of all buildings shall be coordinated to achieve a reasonable continuity of appearance.</i>
Consistent	The building design is coordinated on all four exteriors to achieve an exterior continuity of design. A conditional requirement will ensure any required changes remain coordinated. A colours and material legend will be a conditional requirement.
4.0	<i>All buildings shall be permanent structures with good quality exterior finishing materials which may include quality metal panel products, pre-cast concrete, architectural site-cast concrete, architectural tile, and commercial grade stucco, brick or stone masonry. Wood, unfinished concrete and concrete block may be used as a secondary material only.</i>
Consistent	A colours and materials legend has been included within the architectural drawing package, identifying the proposed materials. Concrete paneling (roughcast and plafound) are proposed with accent features.

5.0	<i>Facades of buildings which exceed 30 metres measured horizontally, and facing residential areas or roadways, shall incorporate wall plane projections or recesses having a depth of at least 3 per cent of the length of the façade and extending at least 20 per cent of the length of the façade.</i>
Generally Complies	The proposed building is 2,787.09 sq. m (30,000.00 sq. ft.) in footprint, including a mezzanine level. The north elevation of the building does face Heatherglenn Place and the south elevation faces the irrigation canal. Both elevations do exceed 30.00 m in length and do not include the required design detail. Revised architectural drawings submitted, under review with Administration and remains as a prior to release conditional-approval.
6.0	<i>Facades of buildings facing adjacent residential areas shall include at least three of the following architectural elements:</i> <i>a. colour change;</i> <i>b. texture change;</i> <i>c. material module change; and</i> <i>d. expression of an architectural or structural bay through a change in plane such as an offset, reveal, or projecting rib</i>
Generally Complies	The subject site does not directly face a residential area; however the south elevation is adjacent to the Western Irrigation Canal, which borders residential. Revised architectural drawings submitted, under review with Administration and remains as a prior to release conditional-approval.
7.0	<i>Rooftop apparatus should be located and concealed to reduce or eliminate public view from adjacent roads or homes</i>
Inconsistent	As a prior to release condition of approval, any rooftop mechanical shall be confirmed, and if proposed, screening appropriately.
8.0 – 12.0	<i>Roofs should have at least two of the following features:</i> <i>a. Parapets concealing flat roofs and / or rooftop mechanical and electrical equipment;</i> <i>b. Overhanging eaves extending past the supporting wall;</i> <i>c. Sloping or pitched roofs with two or more roof slope planes; and</i> <i>d. Roof-top gardens that support ecological functions such as stormwater retention, building insulation, bird habitat, outdoor green space, etc.</i>
Generally Complies	The building has incorporated raised parapets. Revised architectural drawings submitted, under review with Administration and remains as a prior to release conditional-approval.
13.0	<i>Each primary building shall have a clearly defined main entrance featuring at least two of the following:</i> <i>a. Canopy or portico;</i> <i>b. Overhang or arcade;</i> <i>c. Raised corniced parapet over the door;</i> <i>d. Outdoor amenity area;</i> <i>e. Upgraded window glazing areas; or</i> <i>f. Integrated planters or landscaped sitting areas</i>
Generally Complies	The north building elevation has incorporated a canopy above the main entrance. No other elements are visible. Revised architectural drawings submitted, under review with Administration and remains as a prior to release conditional-approval.
14.0	<i>A minimum 3.0 metre landscaped area shall be provided between the front of any primary building and any adjoining parking or lot area</i>
Inconsistent	A 1.50 m (4.92 ft.) concrete apron was proposed between the building and adjacent parking area. No 3.00 m (9.84 ft) soft or hard landscaped area has been proposed. As a prior to release condition of approval, a revised site/landscaping plan is required

15.0	<p><i>Landscape plans shall:</i></p> <ul style="list-style-type: none"> <i>a. promote the use of native plant material and plant proven for the climate of the region;</i> <i>b. not rely on potable water for irrigation once the landscaped areas are established;</i> <i>c. avoid species monoculture over large areas;</i> <i>d. provide for massing of plantings;</i> <i>e. ensure retaining walls and front yard fencing is decorative as well as functional; and</i> <i>f. provide attractive landscape designs at key public intersections and entryways</i>
Inconsistent	A landscaping plan has been submitted to date but remains under review with Administration. Will remain a prior to release condition of approval.

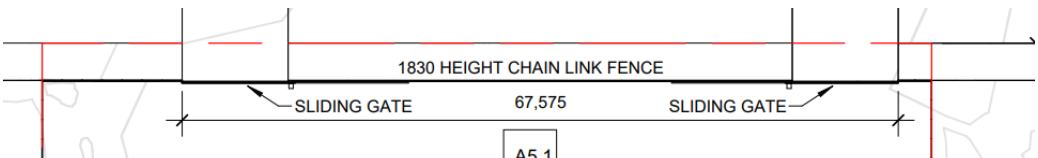
Land Use	
10.3	<i>Industrial uses such as distribution logistics, warehousing, transportation, services, construction, and manufacturing that do not have a significant offsite nuisance impact are appropriate within the industrial area.</i>
Consistent	The proposed business distributes concrete and plastic rebar products. This type of business is appropriate within an industrial business park, which includes no significantly deemed offsite nuisance impacts
10.4	<i>Commercial, institutional, and other business uses that are compatible with industrial uses and have minimal impact on the local infrastructure, and do not generate large retail traffic volumes may be appropriate within the industrial area.</i>
Consistent	The proposed development is not anticipated to generate large traffic volumes, in excess of the Heatherglen Industrial Business Park.
Lighting	
10.6	<i>All private lighting including security and parking area lighting shall be designed to respect the County's 'dark sky' Land Use Bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.</i>
Consistent	<p>A lighting plan, including photometrics and spec modelling was submitted by the Applicant and confirms that all lighting is fully shielded, facing-downward and would not appear to adversely impact adjacent parcels.</p> <div style="display: flex; align-items: flex-start;"> <div style="flex: 1;"> <p>LUMINAIRE SCHEDULE</p> <div style="display: flex; align-items: center;">  <div style="margin-left: 10px;"> <p>LUMINAIRE TAG: LA WALL PACK LUMINAIRE AT 25FT AFF FULL CUT OFF LUMENS: 10850 POWER: 89.0W TEMP: 3000K CERTIFIED BY DARKSKY.ORG DARKSKY APPROVED PRODUCT: COOPER ANGL10A-C</p> </div> </div> <div style="display: flex; align-items: center; margin-top: 20px;">  <div style="margin-left: 10px;"> <p>LUMINAIRE TAG: LB WALL PACK LUMINAIRE AT 25FT AFF FULL CUT OFF LUMENS: 4665 POWER: 44.0W TEMP: 3000K CERTIFIED BY DARKSKY.ORG DARKSKY APPROVED PRODUCT: COOPER ANGL4A-C</p> </div> </div> </div> <div style="flex: 2;">  </div> </div>

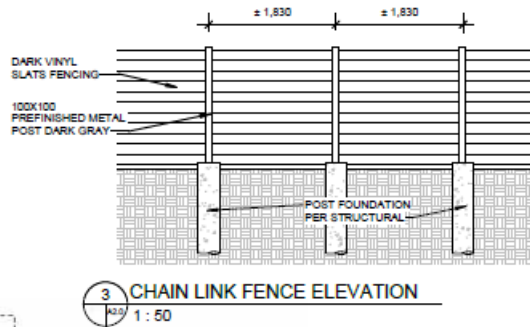
Heatherglen Industrial Business Park Conceptual Scheme	
Internal Industrial Roadways & Access	
5.2.1	<i>All driveway approaches shall be deferred to the Development Permit stage.</i>
Generally Complies	The development has proposed two approaches off Heatherglen Place. A single approach was previously rough graded with the subdivision and is proposed to be removed with this application. All new approaches will be required to be paved to a commercial/industrial standard in accordance with the County's Servicing Standards. As a prior to release condition of approval, a revised site plan is required to confirm the proposed approaches are 10.00 m (32.81 ft.) in width, in accordance with Table 400D of the County's Servicing Standards.
Fire Services & Fire Suppression System	
7.2.3	<i>All industrial and commercial buildings should provide fire suppression systems, as appropriate at the Development Permit stage, and they shall be in compliance with the Alberta Building Code.</i>
Consistent	The development included details of connection to the business park pressurized fire water distribution system. As a condition of occupancy, a fire hydrant flow test is required. Additionally, at time of initial Building Permit submission, all appropriate fire suppression items will be reviewed and confirmed in accordance with the National Building Code – 2023 Alberta Edition.
7.2.4	<i>Individual services to the lots will be constructed at the Development Permit stage if a service is required for the individual lot's proposed use.</i>
Consistent	The initial subdivision servicing has been completed as part of the subdivision construction. This development will extend and complete all servicing work as needed, including the installation of a water cistern and septic holding tank.
Emergency Response Plan	
7.4.2	<i>Individual Emergency Response and Evacuation Plans shall be submitted for individual lots, as applicable, to the satisfaction of the County at the Development Permit stage</i>
Consistent	Noted as a permanent condition
10.3.0	<i>Commercial, Office and Industrial Design Guidelines Development standards and architectural guidelines will be utilized at the Development Permit stage to ensure that all new site development will be compatible with adjacent land uses. Architectural Controls and Restrictive Covenants, reflecting the County's "Commercial, Office and Industrial Design Guidelines" will be prepared at the subdivision stage. These controls, as per the above noted County Policy, will need to address site layout, site essentials, and building design. The development standards and architectural guidelines will review the appropriateness and feasibility of green building techniques and energy efficient building design.</i>
Consistent	The design guidelines have been reviewed against the application and the registered Architectural Controls on title – all includes development standards and architectural guidelines
10.3.1	<i>Architectural Controls and Restrictive Covenants, reflecting the County's "Commercial, Office and Industrial Design Guidelines" shall be detailed and registered on title at the subdivision Stage by the Developer.</i>
Consistent	Architectural Controls have been registered on title
10.3.2	<i>Architectural Controls should be implemented at the Development Permit stage</i>

Consistent	Architectural Controls have been reviewed at Development Permit stage and applied accordingly. Additionally, written signoff from the Developer has also been requested, to ensure overall compliance with the intended controls.
Parking	
10.5.1	<i>Access, Parking and Loading Entrances shall be designed to accommodate the turning movement of tractor-trailers and shall be positioned to allow for safe and adequate site distances. Parking and loading facilities shall be in accordance with the applicable requirements of the County Land Use Bylaw. Loading and vehicle servicing areas shall be integrated into the site and building architecture. Parking areas for employees and visitors shall be provided for in clearly defined areas</i>
Consistent	The development has included a site layout that will allow for various commercial vehicle maneuvering onsite with appropriate turning movements.
Signage	
10.5.2	<i>The size and placement of all signage shall be considered an integral part of site development and complement the overall character of the development. Unnecessary and unsightly signage that overpowers both individual buildings and their surroundings shall not be permitted. Signs shall be built of durable permanent quality materials</i>
Generally Consistent	<p>The development has requested a façade sign, along the north elevation. The façade sign is minor in size when compared to the entirety of the façade. As a condition of approval, additional sizing dimensions and materials are required.</p> 
Lighting	
10.5.3	<i>The County supports a night friendly lighting policy. All outdoor lighting shall be located, oriented and shielded to prevent light from being directed at adjoining properties, skyward, interfering with the use and enjoyment of neighbouring lands or disrupting the effectiveness of any traffic control devices. Similarly, all uses shall demonstrate adequate lighting that meets the provisions of an approved Crime Prevention Through Environmental Design (CPTED) strategy submitted as part of a development permit application.</i>
Inconsistent	A lighting plan, including photometrics and spec modelling was submitted by the Applicant and confirms that all lighting is fully shielded, facing-downward and would not appear to adversely impact adjacent parcels.
Outside Storage	
10.5.4	<i>All outside storage shall be screened from neighbouring sites and public streets with appropriate berming, vegetation, and/or fencing. Outside storage shall not be located within any required setback.</i>
Generally Complies	The outside storage area includes metal dark gray chain-link fencing, 1.83 m (6.00 ft.) in height, with dark vinyl slats. Revised architectural drawings were submitted and remain under review with Administration to confirm if any other screening mitigation measures are required. Outside Storage has not been permitted nor proposed in any required setback area.
Outside Display Area	
10.5.5	<i>Outside Display Areas shall be permitted provided they are not located within a required front, rear or side yard setbacks and are limited to merchandise related to industrial uses on-site.</i>
Consistent	No Outside Display Areas have been proposed

Fencing	
10.5.6	<i>On-site fencing is permitted when it is being used to provide visual screening to the WH Canal Pathway, to provide security, or to provide screening outside storage areas, garbage enclosures or pieces of equipment</i>
Generally Complies	Onsite perimeter metal dark gray chain-link fencing, with dark vinyl slats, 1.83 m (6.00 ft.) in height is proposed, to provide for security and outside storage screening from adjacent properties and the WH Canal Pathway. As a prior to release condition of approval, additional screening measures are required to be confirmed.
Landscaping	
10.5.7	<p><i>At the subdivision stage the Developer shall provide Landscaping Plan for the proposed PUL and the south interface area between the proposed industrial lands and the Prairie Schooner Estates residential lands, WH Canal trail system, and the Heatherglen south golf course lands. The south interface should include a landscaped buffer in the rear yard setback area, the buffer should include coniferous tree plantings and should be protected with an 8.0 m wide easement. In addition, landscape plans for each individual lot shall be submitted at the Development Permit stage. Individual landscape plans will identify the location and extent of landscaped areas, the plant material proposed, and the methods of irrigation and maintenance of landscaped areas. Individual landscape plans should also consider the following:</i></p> <ul style="list-style-type: none"> • <i>The site area shall be landscaped in accordance with the Land Use Bylaw Heatherglen Industrial Business Park Conceptual Scheme</i> • <i>Tree species and other foliage shall be appropriate for dry prairie conditions. Natural prairie grass landscaping is preferred over high water consumptive non-native grass species. Where non-native grasses are used, low water species shall be required. All plant species shall conform to the standards of the Canadian Nursery Trades Association for nursery stock.</i>
Consistent	The development includes the constructed landscaping that was required as part of the subdivision. As a condition of approval, a final site-specific landscaping plan will be required, excluding the subdivision landscaping area(s).

Architectural Controls (as regulated through the Conceptual Scheme and on title)	
General	
10	<p><i>(a) Both principal entrances to any building and primary building elevation should orient to public streets and be well defined;</i></p> <p><i>(b) Details of the proposed colours must be shown on the building drawings. Bright or contrasting colours shall be used for trims and accents only;</i></p> <p><i>(c) Long horizontal roof lines shall be broken up by providing articulations in the facade of buildings including, but not limited to, changes in height of roofs, changes in colour, or changes in material;</i></p> <p><i>(d) All buildings must have each of the following elements:</i></p> <ul style="list-style-type: none"> <i>(i) Architectural panels which may include, but not be limited to, insulated metal panels, metals composite panels, and/or aluminum composite panels.</i> <i>(ii) Canopies over the main entrance door, with welded frames or elements on the top and side;</i> <i>(iii) Enhanced architectural elements for all walls facing a road, including the usage of multiple complimentary materials and articulation of the building face;</i>

	<p>(iv) (A minimum of two color tones;</p> <p>(e) All buildings must include at least four of the following elements:</p> <p>(i) Masonry with a minimum height of 1.5 meters;</p> <p>(ii) Trim around all exterior windows;</p> <p>(iii) Windows with mullions;</p> <p>(iv) A slanted exterior wall;</p> <p>(v) Exterior architectural accent panels, coloured with a primary color;</p> <p>(vi) Upgraded main entrance feature; or</p> <p>(vii) Unique window treatments.</p>
Generally Complies	The development has proposed to face the primary elevation towards the public street and it is well defined and articulated, with additional enhancements required.
Fencing	
11.0	<p>(a) All exterior storage areas are to be fully fenced;</p> <p>(b) The only acceptable fencing materials are as follows:</p> <p>(i) Chain link;</p> <p>(ii) Vinyl; and</p> <p>(iii) Masonry;</p> <p>c) Notwithstanding the above, good quality wood fencing may only be used for gates, or a garbage enclosure;</p> <p>(d) No fences are permitted in the front yards;</p> <p>(e) No part of a fence shall exceed a height of 2.5 meters;</p> <p>(f) No fence shall extend past, or be in front of the face of a building;</p> <p>(g) The Purchaser shall not alter the grades of any easements when installing fencing;</p> <p>(h) The Purchaser shall not permit any fencing to interfere with the drainage on or related to a Building Lot;</p> <p>(i) No fence shall be located in excess of 2.2 meters from the property line of a Building Lot;</p> <p>(j) If a fence is angled otherwise than vertical at its top, it must be angled towards the interior of the Building Lot; and</p> <p>(k) All fences must be located within the boundaries of the Building Lot.</p>
Generally Complies	<p>Per above, the development has incorporated revised fencing details. Revised drawings have been submitted and remain under review with Administration; however, they initially appear compliant to the above listed elements with the exception of fencing located in the front yard and exceeding past the front of the building. Written signoff from the developer is required in order for the exemptions to be acceptable.</p> 

**Garbage**

- 12.0
- (a) Garbage containers must be hidden from the public view by either a freestanding enclosure or be placed within the principal building; and
- (b) Small containers used by individual bays in multi-bay buildings may be placed against the rear of the multi-bay building and do not require enclosures

Inconsistent As a condition of approval, garbage and waste information will be required

Landscaping

- 13.
- (a) A landscaping plan must be prepared and submitted with the Development Proposal;
- (b) A minimum of the first 5 meters extending from the front of the property line must be landscaped;
- (c) Rocky View County landscaping guidelines are acceptable standards;
- (d) Landscaping must be maintained, repaired and replaced if necessary, consistent with initial approvals in a timely fashion; and
- (e) Grass must be cut at a minimum of twice a month during growing season.

Inconsistent A landscaping plan was submitted to Administration and remains under review. As a prior to release condition of approval, final acceptance of the plan will be required.

Lot Grading

- 14
- (a) Lot grading is to be approved by the ADC; and
- (b) A coordinating grading review will be carried out by the ADC and the Owner's designated engineer to ensure that the proposed final grades of each Development do not adversely affect any adjacent Development and the Owner reserves the right to adjust the final grading requirements to the mutual benefit of adjacent Building Lots.

Consistent The development application included an initial and revised lot grading plan submission. The plan is under review by Administration and final acceptance is required.

Direct Control District 161**General Regulations**

- 1.2
- The Operative and Interpretative Clauses (Part One), General Administration (Part Two) and General Regulations (Part Three) as contained in the Land Use Bylaw C-4841-97 are applicable, unless otherwise stated in this Bylaw.

Consistent The subject application was assessed against the Direct Control and regulated Land Use Bylaw, with no conflicts.

1.4 1.4.1	<i>Administration is the Development Authority and shall consider and decide on applications for Development Permits for all uses listed by this Bylaw.</i> <i>For Lots 9, 10, and 11, Council is the Development Authority and shall consider and decide on applications for Development Permits for all uses listed by this Bylaw.</i>
Consistent	As the subject lot is Lot 11, this application is being presented to Council for decision
1.5	<i>All uses including the expansion of uses approved by Development Permit shall require a Development Permit.</i>
Consistent	The development has not commenced onsite and has applied for the required Development Permit, prior to commencement
1.8	<i>The policies of the Heatherglen Industrial Business Park Conceptual Scheme should be considered in all applications for subdivision and development.</i>
Consistent	All applicable policies of the Conceptual Scheme have been reviewed against the development permit application
1.9	<i>No subdivision shall be endorsed and no Development Permit shall be issued for any purpose until the applicable Development Regulations (4.0) and Subdivision (5.0) have been met</i>
Consistent	The development complies with all Development Regulations noted in Section 4.0 of Direct Control District 161.

Land Use Regulations

2.1	<i>Purpose and Intent</i> <i>The purpose and intent of this District is to ensure the development of a comprehensively planned limited-service industrial business park. The industrial business park will accommodate a diversity of business and industrial uses that are appropriate on limited service sites, require small to medium sized land parcels, are compatible with each other and do not create any significant adverse off-site impacts. The range of operations that will take place within the development may include offices as well as the manufacturing, transporting, or retailing of a wide variety of items. Local retail stores may be permitted providing that they are limited to serving the local business area</i>														
Consistent	The proposed business is industrial in nature and is best located within an industrial business park on a limited service site. <i>General Industry, Type II, construction of an office/warehouse building, tenancy for a concrete company, outside storage of equipment, machinery, and products and signage</i>														
2.1	<i>List of Uses</i> <table><tr><td><i>Accessory Building</i></td><td><i>Agricultural, General</i></td><td><i>Agricultural Support Services</i></td></tr><tr><td><i>Animal Health Care</i></td><td><i>Auctioneering Services</i></td><td><i>Automotive Services</i></td></tr><tr><td><i>Commercial Communications (CC) Facilities – Type A, B, C</i></td><td><i>Contractor, General</i></td><td><i>Contractor, Limited</i></td></tr><tr><td><i>Dealership/Rental Agency, Automotive</i></td><td><i>Dealership/Rental Agency, Recreational Vehicle</i></td><td><i>Dealership/Rental Agency, Implement and Equipment</i></td></tr></table>			<i>Accessory Building</i>	<i>Agricultural, General</i>	<i>Agricultural Support Services</i>	<i>Animal Health Care</i>	<i>Auctioneering Services</i>	<i>Automotive Services</i>	<i>Commercial Communications (CC) Facilities – Type A, B, C</i>	<i>Contractor, General</i>	<i>Contractor, Limited</i>	<i>Dealership/Rental Agency, Automotive</i>	<i>Dealership/Rental Agency, Recreational Vehicle</i>	<i>Dealership/Rental Agency, Implement and Equipment</i>
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	General Industry, Type I	General Industry, Type II	Mini-Storage
	Offices	Offices, ancillary to the principal business use	Outdoor Display Area
	Outside Storage	Personal Services Business	Restaurant
	Retail Store, Local	Signs	Storage Area
	Tractor Trailer Service Depot	Warehouse	Warehouse Store, excluding hazardous goods
Consistent	The development falls under General Industry, Type II		
2.3 2.3.1	Minimum Yard, Front for Buildings: 6.0 metres (19.68 feet)		
Consistent	The proposed building is well away from the front of the property		
2.4 2.4.2	Minimum Yard, Side for Buildings: Adjacent to a property line: 3.0 metres (9.8 feet)		
Consistent	The proposed building is located 16.72 m (54.85 ft.) from the west property line and 6.25 m (20.50 ft.) from the east property line		
2.5 2.5.1	Minimum Yard, Rear: for Buildings: 3.0 metres (9.8 feet) Backing onto the Western Headworks Canal: 8.0 metres (26.2 feet)		
Consistent	The proposed building is located 58.46 m (191.79 ft.) from the south property line, which is backing onto the Western Headworks Canal		
2.8	Maximum Building Height: 20.0 m (65.62 ft.)		
Consistent	The proposed building includes a maximum height of ±12.00 m (±39.37 ft.) to roofline; a maximum height to top of parapet ±14.00 m (45.93 ft.)		
2.9	Maximum Building Coverage: Principal and Accessory Buildings: 40% of the lot		
Consistent	Proposed: 19.51% <ul style="list-style-type: none">• Site Area: 3.53 acres (14,285.40 sq. m)• Building Area: 2,787.09 sq. mTotal: 19.5100%		
Variances			
3.0 3.1	The Development Authority may grant a variance to the minimum building setbacks by a maximum of 5%		
Consistent	No variance required		
Development Regulations			
4.1	Stripping and Grading, interface treatments for the lands to the south, lighting plans, landscaping plans, building treatments, and performance standards shall be in accordance with the Heatherglen Industrial Business Park Conceptual Scheme.		
Consistent	All noted within the conceptual scheme regulations		
4.2	Signage and building design to be consistent with Heatherglen Industrial Business Park Conceptual Scheme.		
Generally Complies	Fascia Signage proposed with additional details required as noted above.		
4.3 4.3.1 4.3.1.1 4.3.1.2 4.3.1.3	The Development Authority may issue a development permit for stripping and grading prior to issuance of a development agreement; or, prior to subdivision approval; or, prior to development permit issuance for a listed use provided the following conditions have been met:		

	<p><i>The Owner has provided a rough grading plan depicting subgrades, an erosion and sediment control plan, and a construction management plan that are satisfactory to the County:</i></p> <p><i>The Owner shall furnish securities in an amount satisfactory to the County;</i></p> <p><i>No topsoil shall be removed from the plan area without prior approval by the County; and,</i></p> <p><i>The Owner has provided storm water management plan that is satisfactory to the County.</i></p>
Not Applicable	Not required as a separate application, as rough grading of the site has been completed through Development Agreement works under the subdivision. Final sites grades will be approved under the noted Development Permit, upon final acceptance of the grading plan.


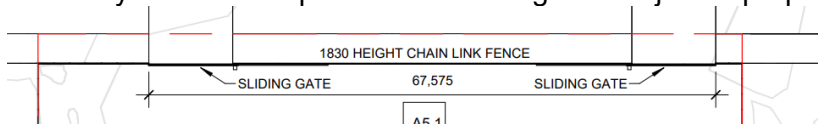
Land Use Bylaw C-4841-97 [regulated by Direct Control District 161]	
Definitions	
Section 8	<p>GENERAL INDUSTRY means the following activities:</p> <ul style="list-style-type: none"> (a) the processing of raw, value added, or finished materials; (b) the manufacturing or assembling of goods, products, or equipment; (c) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial districts; (d) the storage or transshipping of materials, goods and equipment, including petro- chemical products and supplies; (e) the training of personnel in general industrial operations; and (f) It may include any indoor display, office, technical or administrative support areas, or any sales operation accessory to the general industrial uses, but does not include Cannabis Cultivation or Cannabis Facility. <p>GENERAL INDUSTRY TYPE II means those developments in which all or a portion of the activities and uses are carried on outdoors, without any significant nuisance or environmental factors such as noise, appearance, or odour, extending beyond the boundaries of the site. Any development where the risk of interfering with the amenity of adjacent or nearby sites, because of the nature of the site, materials or processes, cannot be successfully mitigated shall be considered a General Industry Type III</p>
Consistent	The business specializes in storing and distributing concrete and plastic rebar products, with an indoor office and outside storage components, with no major significant nuisance or environment factors. This type of business is commonly found in industrial areas, due to the type of business operations.
11.1	<p>(b) when required, a Site Plan for the land to be developed, in duplicate drawn to scale of 1:2000, or such other scale as the Development Authority may require, showing such information deemed necessary by the Development Authority which may include any or all of the following:</p> <p>(iii) identification of all rights-of-way and easements within or abutting the subject property;</p>

	<p>(vii) existing and proposed services;</p> <p>(viii) proposed off-street parking and loading facilities, showing location and dimensions of all aisles, stalls, the number of stalls, typical stall dimensions and location of any lighting standards and curbing;</p> <p>(x) location and access to garbage pick-up;</p> <p>xii) the design and location of sidewalks, patios, playgrounds, fences, garbage screening, and other similar features;</p>
Generally Complies	As a prior to release condition of approval, additional details required to confirm compliance
11.2	(r) Garbage Storage Information Including information on the location and type of garbage storage containers, as well as methods of screening.
Inconsistent	As a prior to release condition of approval, additional details required to confirm compliance
Business Development	
25.4	<p><i>25.4 Business Development</i></p> <p><i>(b) The design, character, and appearance of all buildings shall be appropriate and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project.</i></p> <p><i>(d) The exterior design and finishing materials of all buildings shall be as shown on the approved plan and subject to the approval of the Development Authority.</i></p> <p><i>(e) Facades of buildings which exceed 31 m measured horizontally and facing public roadways shall incorporate visual and physical characteristics to add visual interest, by including at least three of the following architectural elements:</i></p> <ul style="list-style-type: none"> <i>(i) Colour change;</i> <i>(ii) Texture change;</i> <i>(iii) Material module change; or</i> <i>(iv) Expression of architectural or structural bay through a change in plane such as an offset, reveal, or projecting ribs or recesses extending at least 20% of the length and 3% of the depth of the façade.</i> <p><i>Visual Impacts and Screening</i></p> <p><i>(g) To the satisfaction of the County, the following shall be enclosed from view or screened to soften the visual impact on adjacent or proximal sites, roadways, and public thoroughfares:</i></p> <ul style="list-style-type: none"> <i>(i) All heating, ventilating, and air conditioning (HVAC) apparatus on the roof, with the exception of solar power;</i> <i>(ii) Outside storage areas;</i> <i>(iii) Exterior work areas;</i> <i>(iv) Garbage, waste, and waste handling and collection areas;</i> <i>(v) Wrecked or damaged motor vehicles;</i> <i>(vi) Outdoor service areas, including any loading and vehicular service areas, that are visible from an adjacent residential property or from a public road other than a lane;</i> <i>(vii) Bulk outdoor storage, including but not limited to auto wrecking, lumber yards, pipe storage, vehicle storage, and similar uses; and</i>

	<p><i>(viii) The parking or storage of large trucks, tractor-trailers, and heavy industrial equipment.</i></p> <p><i>(h) The location, length, thickness, and height of screening shall be in accordance with the Landscaping Plan or Development Permit approved by the County.</i></p> <p><i>(i) Such screening shall be maintained to mitigate visual impact from the ground to a height of 2.00 m, or as may be stipulated as a condition of the Development Permit.</i></p> <p><i>(j) Where, because of height of materials stored, a form of screening to a height of 2.00 m would not be sufficient, a form of screening with sufficient height to mitigate the view shall be provided, to the satisfaction of the County.</i></p> <p><i>(k) Garbage and waste must be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup</i></p>
Inconsistent	As noted above, revised architectural drawings were submitted to Administration and remain under review. The development requires additional design enhancements and details. As prior to release conditions of approval, additional information and revisions are required in order for the application to be compliant to the noted policies.
Landscaping	
26.3	<p><i>All trees/shrubs and tree/shrub planting required pursuant to this section shall be hardy to the Calgary Region and shall be required to conform to the following:</i></p> <p><i>(a) evergreen shrubs shall be at least 40.00 cm (15.70 in.) in height when planted. Deciduous shrubs shall be at least 60.00 cm (23.60 in.) height when planted;</i></p> <p>Coniferous 40.00 cm (15.70 inches) = 1.30 ft.</p> <p>Deciduous 60.00 cm (23.60 inches) = 1.97 ft.</p> <p><i>(b) the proportion of deciduous to evergreen trees shall be approximately 60:40, unless the Landscaping Plan is designed by a registered professional Landscape Architect; and</i></p> <p><i>(c) trees required shall be at least 4.50 cm (1.77 in.) calliper for deciduous trees, and at least 2.00 m (6.56 ft.) in height for evergreen trees.</i></p>
Inconsistent	A landscaping plan has been submitted to Administration however remains under review. The condition will remain as a prior to release condition of approval.
26.5	<p><i>All yards and all open spaces on the site of business developments (excluding parking stalls; on-site circulation, outdoor storage, display, and service areas) shall be required to be landscaped with trees, shrubs, sod, or suitable hard landscaping. The number of trees required pursuant to this section, may be determined on the basis of a minimum of one (1) tree for each 46.00 sq. m (495.14 sq. ft.) of any required yard or setback at grade, or as required pursuant to a Landscaping Plan as a condition of a Development Permit</i></p>
Inconsistent	<p>The landscape area required for this site is 1,428.54 sq. m, with 32 trees planted (19 deciduous & 13 coniferous), at a minimum of one tree per 46.00 sq. m of area. Shrub substitution is also permitted, up to a maximum of 50% (3:1 / 4:1 ratio).</p> <p>A landscaping plan has been submitted to Administration however remains under review. The condition will remain as a prior to release condition of approval.</p>

26.9	<i>Potable water should not be used for the irrigation of landscaping plantings and vegetation.</i>
Consistent	Noted as condition of approval
26.10	<i>Plantings should be placed in a minimum of 6 inches depth of landscaping soil.</i>
Inconsistent	No landscaping plan has been submitted to date. Will be required as a condition of approval.
26.11	<p><i>(c) A minimum of 10% of the development area shall be landscaped, in accordance with the Landscaping Plan approved by the County.</i></p> <p><i>(d) A landscaped strip of at least 4.00 m width shall be provided in front yards and side yards adjacent to a road. Alternate configurations that provide for equivalent area of landscaping, with a minimum width of 1.00 m, may be allowed at the discretion of the Development Authority.</i></p> <p><i>(t) Up to 50% of the required number of trees may be substituted with shrubs at a ratio of 3 shrubs to 1 tree for deciduous trees, and 4 shrubs to 1 tree for coniferous trees, providing that any associated screening requirements are met to the satisfaction of the County.</i></p>
Inconsistent	A landscaping plan has been submitted to Administration however remains under review. The condition will remain as a prior to release condition of approval.
Lighting	
27.1	<i>All outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.</i>
Consistent	A lighting plan, including photometrics and spec modelling was submitted by the Applicant and confirms that all lighting is fully shielded, facing-downward and would not appear to adversely impact adjacent parcels.
27.2	<p><i>Business Development</i></p> <p><i>The intent of this section is to encourage lighting practices and systems that minimize light pollution, glare, and light trespass onto adjacent properties, while maintaining night-time, on-site safety and security, and allowing for product display during evening operating hours. The intent is to ensure that all light fixtures are installed to maximize their effectiveness on the targeted property and to minimize their adverse impact beyond the property. It is not the intent of this section to require the complete screening of indirect light on adjacent properties or to eliminate all light trespass, but to minimize light trespass and to avoid direct glare onto surrounding properties.</i></p> <p><i>(a) Outdoor lighting on any development shall comply with the following provisions:</i></p> <p><i>(i) All developments shall use full cut-off (shielded) outdoor light fixtures that direct the light downward;</i></p> <p><i>(ii) no light structure shall exceed a height of 7.62 m (25.00 ft.); and no light shall be attached to a structure above a height of 7.62 m (25.00 ft.) along that structure,</i></p> <p><i>(iii) the developer, at the discretion of the County, shall provide a plan, completed by a qualified professional, indicating the location of all exterior lights, a description of any measures taken to shield direct glare onto</i></p>

	<p><i>adjacent properties, and the projected light patterns in relation to adjacent properties, roadways, and developments;</i></p> <p><i>(iv) no flashing, strobe, or revolving lights, which may impact the safety of motorists using adjacent public roadways, shall be installed on any structure or site unless otherwise required for the safe and efficient function of an airport;</i></p> <p><i>(v) no light shall result in adverse effects on the safe and efficient function of an airport or highway;0</i></p> <p><i>(vi) notwithstanding (a), light fixtures may be directed upward to illuminate buildings or landscaping or for decorative purposes, but such lighting shall have at least ninety (90) percent of its total distribution pattern within the profile of the illuminated object;</i></p> <p><i>(vii) direct glare shall not be visible to adjacent buildings or nearby land or be perceptible to persons operating motor vehicles on public roadways, and shall be judged by whether the illuminating device (i.e. bulb) is visible from the property line or beyond. Illustrations showing examples of Full Cut-off Lighting Structures</i></p> <p><i>(b) Illumination levels shall not exceed the levels recommended by the Illuminating Engineers Society of North America (IESNA).</i></p> <p><i>(c) At the discretion of the County and in the opinion of a qualified professional, the requirements of this section may be altered if the proposed design is found to be within the standards of the Illuminating Engineers Society of North America (IESNA).</i></p>
Consistent	A lighting plan, including photometrics and spec modelling was submitted by the Applicant and confirms that all lighting is fully shielded, facing-downward and would not appear to adversely impact adjacent parcels.
Parking	
30.1	<i>(a) Where residential, business, and institutional development is proposed, off-street vehicle, motor parking, shall be provided and maintained by the property Owner in accordance with the requirements of this Bylaw</i>
Generally Complies	A site parking plan has been submitted with the application that confirms the development is proposed to include onsite parking stalls.
30.1	<p><i>(b) The minimum number of off-street vehicle, motor parking stalls required for each use classis specified in the Parking Schedule (Schedule 5). Where the use is not listed in Schedule 5 of this Bylaw, the number of spaces shall be determined by the Development Authority, having regard for similar uses listed in Schedule 5 and the estimated traffic generation and attraction of the proposed use</i></p> <p><i>General Industrial 1 per 100 m2 (1,076.4 sq. ft.) gross floor area</i></p> <p><i>Offices, Business 3.4 per 100 m2 (1,076.4 sq. ft.) gross floor area</i></p> <ul style="list-style-type: none"> • Total Building Footprint: 2,787.09 sq. m (30,000.00 sq. ft.) <ul style="list-style-type: none"> ○ Office: 234.77 sq. m (2,527.09 sq. ft.) (234.77 x 3.4 / 100) = 7.9821c ○ Warehouse 2,552.31 sq. m (27,472.20 sq. ft.) (2,552.31 x 1 / 100) = 25.5231 <p><i>Required Onsite Parking Stalls: 33.505 → 34 stalls, including 3 barrier free stalls</i></p>

Inconsistent	The application is proposing 12 parking stalls. A parking rationale was submitted, however a parking assessment is required, completed by a traffic engineer in order to consider the deviation in onsite parking stalls.																													
30.1	(c) <i>Where calculation of the total number of parking stalls yields a fractional number, the required number of spaces shall be the next highest whole number</i>																													
Consistent	The total number of parking stalls required is 34 stalls, at the calculated number is 33.505																													
30.1	(k) <table><tr><th>Description</th><th>A Parking Angle</th><th>B Stall Width</th><th>C Stall Length</th><th>D Isle Width</th></tr><tr><td>Parallel Stalls</td><td>0</td><td rowspan="3">2.59 m (8.50 ft.)</td><td>6.99 m (22.96 ft.)</td><td>3.59 m (11.80 ft.)</td></tr><tr><td rowspan="2">Angled Stalls</td><td>45</td><td rowspan="2">5.48 m (18.04 ft.); (15% of required number may be 4.60 m (15.10 ft.))</td><td>3.59 m (11.80 ft.)</td></tr><tr><td>60</td><td>5.48 m (18.04 ft.)</td></tr><tr><td>Perpendicular Stalls</td><td>90</td><td></td><td></td><td>6.99 m (22.96 ft.)</td></tr><tr><td colspan="5"></td></tr></table>				Description	A Parking Angle	B Stall Width	C Stall Length	D Isle Width	Parallel Stalls	0	2.59 m (8.50 ft.)	6.99 m (22.96 ft.)	3.59 m (11.80 ft.)	Angled Stalls	45	5.48 m (18.04 ft.); (15% of required number may be 4.60 m (15.10 ft.))	3.59 m (11.80 ft.)	60	5.48 m (18.04 ft.)	Perpendicular Stalls	90			6.99 m (22.96 ft.)					
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Inconsistent	A revised site parking plan has been submitted with the application and remains under review with Administration. No dimensions would appear provided. This condition will remain as a prior to release condition of approval.																													
Signage																														
35	Not Applicable																													
Generally Complies	The development has requested one (1) fascia sign on the north elevations. Dimensions and confirmation of any other signage will be required as a condition of approval. <div></div>																													
Fencing																														
42.3	<i>No fence higher than 2.00 m (6.56 ft.) shall be erected in any District unless the Development Authority has determined that:</i> <i>(a) the fence is required as part of the principal use of the site that the fence is to enclose;</i> <i>(b) the fence would not interfere with the amenities of the neighbourhood; and</i> <i>(c) the fence would not materially interfere with or affect the use, enjoyment, or value of neighbouring properties.</i>																													
Generally Complies	As noted above, metal dark gray chain-link perimeter fencing, with dark vinyl slats, 1.83 m (6.00 ft.) in height is proposed, for security purposes. Developer approval is required for variance request to architectural controls. Additional details are required. Dark vinyl slats are required for screening from adjacent properties. <div></div>																													

