



## PLANNING AND DEVELOPMENT SERVICES

---

**TO:** Municipal Planning Commission  
Development Authority

**DATE:** March 24, 2021 **DIVISION:** 4

**FILE:** 03316008 **APPLICATION:** PRDP20202115

**SUBJECT:** Industrial (Medium) & Outdoor Storage / Discretionary Uses, with Variances

---

**APPLICATION:** Industrial (Medium) & Outdoor Storage, for a transportation company including truck trailer storage, single-lot regrading, the placement of clean fill, construction of an overheight fence, signage, and relaxation of the location and minimum rear yard setback requirement for Parking and Storage.

**GENERAL LOCATION:** located approximately 0.41 km (1/4 mile) north of Twp. Rd. 232 and on the west side of Rge. Rd. 283

**LAND USE DESIGNATION:** Industrial, Light District (I-LHT), under Land Use Bylaw C-8000-2020.

**EXECUTIVE SUMMARY:** This proposal is for the approval of a transportation company, West Pacific Transport Ltd, on the subject property, which includes office operations and the outdoor storage of truck trailers and commercial vehicles. The business includes transportation and shipping services of goods and products, with the head office located in Vancouver. The hours of operation are predominately Monday to Friday, 7:00 a.m. to 6:00 p.m. There may be occasional truck deliveries outside of standard operating hours, depending on road and weather conditions and delays. Deliveries are to/from Vancouver, to British Columbia, Alberta, Saskatchewan and Manitoba. There is three full-time employees, who reside offsite. As Outdoor Storage will be located onsite at all times, overheight chain-link perimeter fencing is proposed as a security measure. It is estimated, at up to 30 trailers and 25 trucks will be stored onsite.

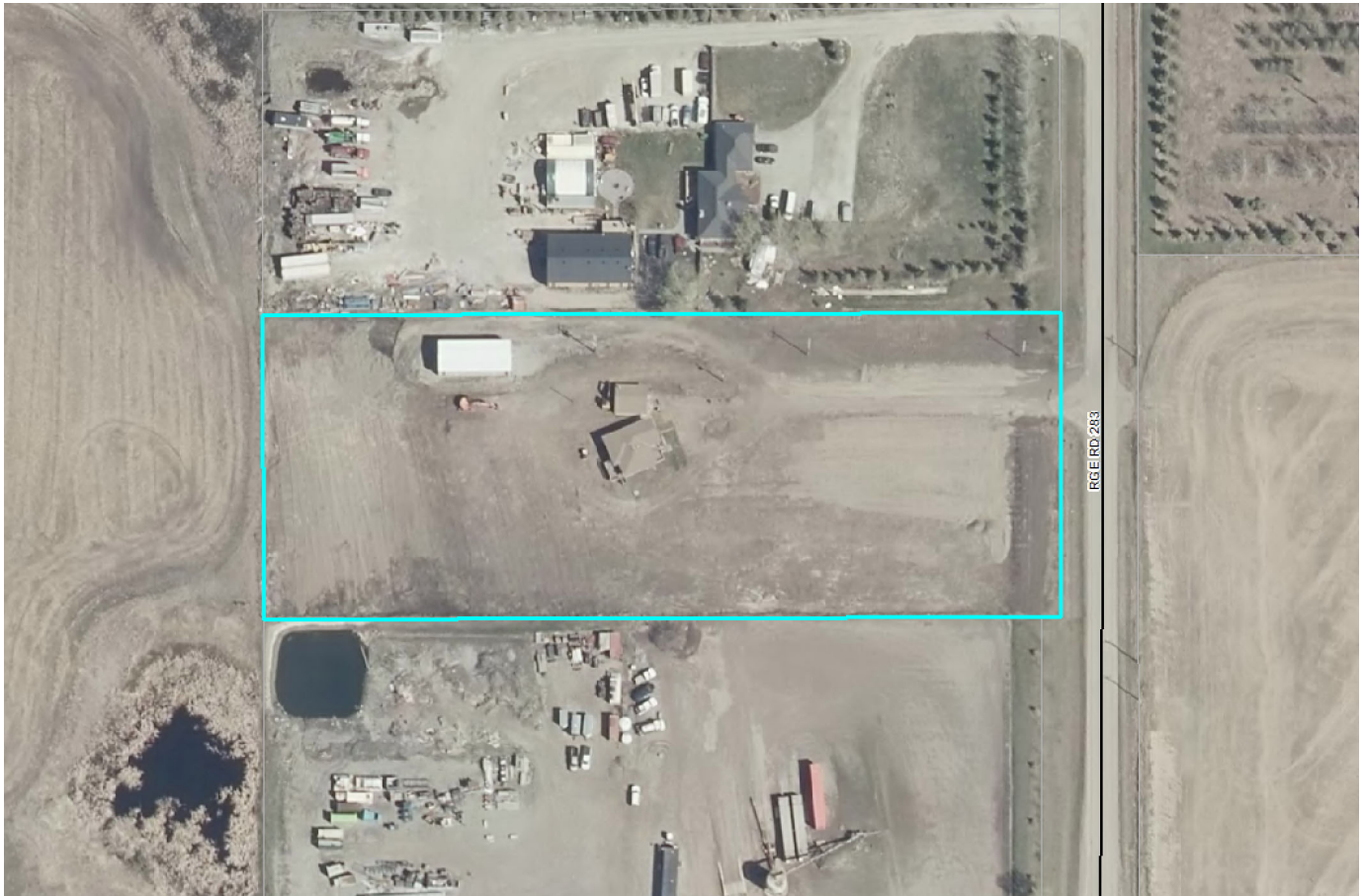
The application is a result of Enforcement Action as the business is occupying onsite, with various elements pre-completed, such as site stripping & grading up to 0.91 m (3.00 ft.) grade change and fencing installation.

The subject location of the parcel is located within an identified Calgary Growth area of the County Plan. Within the County, the parcel is located in a transitional area of the County, which is converting from residential uses to live/work, business and industrial uses. As such, the proposed business appears to align with the desired change in the area.

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

### OPTIONS:

- Option #1: THAT Development Permit No. PRDP20202115 approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit No. PRDP20202115 be refused noted below
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.

**AIR PHOTO & DEVELOPMENT CONTEXT:**

**VARIANCE SUMMARY:**

Variance	Requirement	Proposed	Percentage (%)
269 Fencing Height	2.00 m (6.56 ft.)	2.73 m (9.00 ft.)	50.00%
443 Parking & Storage Rear Yard Setback	6.00 m (19.68 ft.)	0.00 m (0.00 ft.)	100.00%
444 Additional Requirements: Screening	Storage shall be located to the rear and side of the principal building	As per site plan	N/A

**APPLICATION EVALUATION:**

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

**Administration Resources**

Jacqueline Targett, Planning & Development Services

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Subdivision and Development Regulations;</li> <li>• City of Calgary Intermunicipal Development Plan</li> <li>• Land Use Bylaw C-8000-2020 [LUB];</li> <li>• County Servicing Standards.</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>○ Applications Support Package</li> </ul>
<b>DISCRETIONARY USE:</b> <ul style="list-style-type: none"> <li>• Industrial (Medium)</li> <li>• Outdoor Storage</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>• Subdivision and Development Appeal Board</li> </ul>

#### Additional Review Considerations

As the application was received prior to the adoption of the new LUB, the Applicant has provided written confirmation to assess the application under the new LUB. The application was assessed in accordance the Sections Table 5, 253-261, 269, 438 through 444 of the LUB. The application appears to comply with the regulations except as noted.

The business is proposing to use a septic holding tank, existing septic field and an existing water well for business operations. A commercial water well license is required from Alberta Parks & Environment prior to use. If not, the Applicant will have to install water cisterns for business operations.

- The chain-link perimeter fencing will be 2.73 m (9.00 ft.) fencing, including barbed-wire topping.
- The minimum landscape area for the lands is 1,618.74 sq. m (17,423.97 sq. ft.) and the minimum requirements is 40 trees and 20 shrubs. The Applicant proposing 24 Coniferous trees, 8 Deciduous trees and 20 Shrubs.
- As per Table 5, the required parking requirements for Outdoor Storage is *0.5 stalls per 100.0 sq. m (1,076.39 sq. ft.) gross floor area (minimum of 4)*. The existing dwelling is 139.35 sq. m (1,500.00 sq. ft.) in area and the minimum requirement is 4 stalls. The site has adequate area to accommodate the minimum parking requirements.
- One identification sign, 0.60 m x 0.91 m (2.00 ft. x 3:00 ft.) is proposed at the property entrance and one (1) façade sign of similar size, is located at the office location. Any other signage onsite is wayfinding and ancillary information.

The business is proposing to move office operations from the existing Dwelling, Single Detached to a future Office, to be constructed at the front of the property. As that projected timeline is well into the future, the new Office is not considered under this application and an additional Development Permit is required.

The application appears to comply with district regulations of setback requirements for buildings and storage, except as noted above.

#### **CONCLUSION:**

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

---

#### **Administration Resources**

Jacqueline Targett, Planning & Development Services

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

---

Executive Director  
Community Development Services

---

Chief Administrative Officer

JT/lt

**ATTACHMENTS:**

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps & Other Information

---

**Administration Resources**

Jacqueline Targett, Planning & Development Services



## ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

**Description:**

1. That Industrial (Medium) & Outdoor Storage, may take place on the subject site in general accordance with the revised application and drawings prepared by Planning Protocol 3 Ltd., File No. 720-01; dated August 2020 & February, 2021, subject to the amendments required in accordance with the conditions of this approval and shall including the following:
  - i. Transportation Company, including truck trailer and commercial vehicle outdoor storage;
  - ii. Conversion of the existing Dwelling, Single Detached to an Office and existing Accessory Buildings (shop & garage) for business use and storage;
  - iii. Parking & Storage of Truck Trailers and Commercial Vehicles;
    - a. That the minimum rear yard setback requirement for Parking & Storage **shall be relaxed from 6.00 m (19.68 ft.) to 0.00 m. (0.00 ft.);**
    - b. That the location of the Parking & Storage locations is permitted in accordance with the final site plan, as proposed;
  - iv. One (1) freestanding sign; One (1) fascia sign, approximately 0.55 sq. m (6.00 sq. ft.) in area; Wayfinding and ancillary signage;
  - v. Overheight Perimeter Fencing;
    - a. That the maximum fencing height **shall be relaxed from 1.82 m (6.00 ft.) to 2.74 m. (9.00 ft.) in height;**
  - vi. Site Grading.

**Prior to Release:**

2. That prior to the release of this permit, the Applicant/Owner shall submit a revised Landscape Plan, in accordance with Section 444(a) and Sections 253 through 261 of the County's Land Use Bylaw (LUB), to the satisfaction of the County including:
  - i. Identifying the minimum landscape area of 10% of the subject lands;  
**Required area: 1,618.74 sq. m.;**
  - ii. A minimum 6.00 m (19.69 ft.) wide landscaped yard that is adjacent to Range Road 283, with noted dimensions;
  - iii. One tree for every 40.00 sq. m (430.56 sq. ft.) of the landscaped area, to a minimum of four trees; **Required: 40;**
  - iv. One shrub for every 80.00 sq. m (861.11 sq. ft.) of the landscaped area shall be provided, to a minimum of six shrubs; **Required: 20;**
  - v. Deciduous trees shall be a minimum 63.00 mm (2.48 inches) caliper measured 450.0 mm (17.72 inches) from ground level;
  - vi. Coniferous trees shall be 2.50 m (8.20 ft.) in height.
3. That prior to the release of this permit, the Applicant/Owner shall submit details on the proposed Sea Containers, which will be located within the Outdoor Storage Areas. The number of units, dimensions and location shall be included on a site plan.
4. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical report prepared by a licensed professional. The report shall evaluate the soil characteristics, existing

**Administration Resources**

Jacqueline Targett, Planning &amp; Development Services



groundwater conditions and provide a recommendation on soil suitability for the proposed industrial use, in accordance with County Servicing Standards.

5. That prior to release of this permit, the Applicant/Owner shall submit a traffic impact assessment, addressing business operations, in accordance with the County Servicing Standards.
6. That prior to release of this permit, the Applicant/Owner shall submit a site specific storm water management plan, prepared by a qualified professional, assessing the post development site storm water management and any adverse impacts to neighbouring properties, to identify any storm water management measures that are required to be implemented to service the proposed development. The plan shall also include a final site grading plan.
  - i. If the findings of the plan require local improvements, the site specific storm water management plan shall provide an onsite storm water management strategy for the proposed development in accordance with the County Servicing Standards.
7. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations and:
  - i. Discuss haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions;
  - ii. Discuss and arrange a pre-construction approach inspection, to verify that the existing approach location meets current standards and to confirm the County Servicing Standards to which the approach is to be upgraded to. The Applicant/Owner shall submit a New Road Approach application for the approach upgrade.
    - a. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

#### **Prior to Site & Building Occupancy:**

8. That prior to occupancy of the site and/or buildings, the Applicant/Owner shall contact County Road Operations for an interim-construction inspection and a post-construction inspection for final acceptance of the upgraded Road Approach. If required.
9. That prior to occupancy of the site and/or buildings, the Applicant/Owner shall submit as-built drawings, certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of as-built stormwater infrastructure (including but not limited to liner verification, traplow volumes, inverts), as-built sanitary infrastructure, as-built water infrastructure and any other information that is relevant to the approved Stormwater Management Plan.
10. That prior to occupancy of the site and/or buildings, all landscaping, parking, and final site surface completion shall be in place.
  - i. That should permission for occupancy of the site and/or buildings be requested during the months of October through May inclusive, occupancy shall be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces required, shall be placed with Rocky View County to guarantee the works shall be completed by the 30<sup>th</sup> day of June immediately thereafter.

---

#### **Administration Resources**

Jacqueline Targett, Planning & Development Services

**Permanent:**

11. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity.
12. That all landscaping shall be in accordance with the amended Landscape Plan, once approved.
13. That the quality and extent of landscaping shall be maintained for the life of the development.
14. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas including the replacement of any deceased trees, shrubs or plants within 30 days or by June 30<sup>th</sup> of the next growing season.
15. That no potable water shall be used for landscaping or irrigation purposes. Water for irrigation and landscaping shall only be supplied by the re-use of stormwater.
16. That water servicing shall be by water cistern and sanitary sewage shall be contained in pump out tanks and transported off-site to an approved waste water receiving facility for disposal, unless otherwise permitted through the Province.
17. That once installed, the septic field method of sewage disposal shall be fully engineered and justified for the industrial/commercial development.
18. That if water servicing is desired to continue using the existing Water Well, the Applicant/Owner shall submit proof of licensing and approval from Alberta Environment & Parks, prior to operation.
19. That no topsoil shall be removed from the site.
20. That all on-site lighting shall be "dark sky" and all private lighting including site security lighting and parking area lighting shall be designed to conserve energy, reduce glare and reduce uplight. All development shall be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
21. That all garbage and waste for this site shall be disposed of with environmentally-appropriate waste disposal methods. The waste shall be stored in weatherproof and animal proof containers in the garbage bins and screened from view by all adjacent properties and public thoroughfares.
22. That there shall be a minimum of 4 identified parking stalls maintained on-site at all times, in general accordance with the revised Site Plan, as prepared by Planning Protocol 3 Ltd., File No: 720-01, dated February, 2021.
23. That all customer, employee and business parking shall be restricted to the subject property boundaries.
24. That all outside storage of equipment, materials, and vehicles related to the business shall be contained to the subject property boundaries.
25. That unless permitted within this approval, all buildings and Outdoor Storage buildings (including Sea Containers), Parking and Storage areas, shall comply with the Industrial Light setback requirements noted in Section 442 and Section 443 of the County's LUB.
26. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
27. That during emergent night time operations, back up alarms on trailer trucks or commercial vehicles shall not be used and shall be replaced with strobe lights.

---

**Administration Resources**

Jacqueline Targett, Planning & Development Services



28. That any truck trailer or commercial vehicle idling or truck activity onsite shall be in accordance with the County's Noise Bylaw C-5772-2003.
29. That any future development construction, including the proposed business office, signage or phases of development shall require separate Development Permit approval. *Note, any onsite wayfinding or ancillary signage (such as onsite directions, security details, trespassing, etc.) does not require future Development Permit approval.*
30. That dust control shall be maintained on the site at all times and that the Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
31. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the County.

**Advisory:**

32. That during construction, all construction and building materials shall be maintained onsite in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
33. That during construction, the County's Noise Control Bylaw C-5772-2003 must be adhered to at all times.
34. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
35. That Change of Use Building Permits and applicable sub-trade permits shall be obtained through Building Services, using the Commercial/Industrial Checklist requirements, for conversion of the existing dwelling, single detached for office purposes and the existing residential accessory building, for business storage.  
*Note: That all buildings shall conform to the National Energy Code 2011, with documentation provided at Building Permit stage.*
36. That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
37. That any impacts to wetlands will require Alberta Environment and Parks approvals for disturbance and compensation.
38. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the date of issue, the permit is deemed to be null unless an extension to this permit shall first have been granted by the Development Authority.
39. That if the Development Permit is not issued by **OCTOBER 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

***Note: The Applicant/Owner shall be responsible for all Alberta Environment approvals/compensation if any wetland is impacted by the placement of the topsoil, prior to commencement.***

---

**Administration Resources**

Jacqueline Targett, Planning & Development Services





## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Planning Protocol 3 Inc. (Rodney Potrie)	<b>OWNER:</b> 2249324 Alberta Ltd. (Balwinder Dhanoa)
<b>DATE APPLICATION RECEIVED:</b> July 23, 2021	<b>DATE DEEMED COMPLETE:</b> October 16, 2020
<b>GROSS AREA:</b> ± 1.61 hectares (± 4.00 acres)	<b>LEGAL DESCRIPTION:</b> SE-16-23-28-W04M; Lot 1, Block 1, Plan 0214125 232071 RANGE ROAD 283
<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board	
<b>HISTORY:</b> <i>Planning Applications:</i> <ul style="list-style-type: none"> <li>PL20170134 (Redesignation): To redesignate the subject lands from Residential Two District to Business Industrial Campus District; Approved September 12, 2017;</li> <li>2001-RV-329 (Subdivision): To create one +/- four acre parcel with a +/- 12 acre remainder. Approved April 30, 2002;</li> <li>2001-RV-055 (Redesignation): To redesignate a portion of the subject land from Agricultural Holdings District to Residential Two District to facilitate the creation of one +/- four acre lot with a +/- 12.51 acre remainder. Approved;</li> </ul> <i>Development Permits:</i> <ul style="list-style-type: none"> <li>PRDP20172099 to 1999-DP-8369: Home-Based Business, Type II, for auto and truck repairs; Expiry: August 3, 2020</li> </ul> <i>Building Permits:</i> <ul style="list-style-type: none"> <li>2003-BP-16688; Accessory Building (Garage); Final Inspection January 18, 2008</li> <li>1998-BP-112544; Accessory Building (Shed); Progress inspection January 18, 2008</li> </ul> <i>Assessment History:</i> <ul style="list-style-type: none"> <li>1960: Dwelling, Single Detached</li> <li>1960: Accessory Building (Garage)</li> <li>1965: Accessory Building (Garage)</li> <li>2003: Accessory Building (Garage)</li> </ul>	
<b>AGENCY SUBMISSIONS:</b> <p>The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

**Administration Resources**

Jacqueline Targett, Planning &amp; Development Services



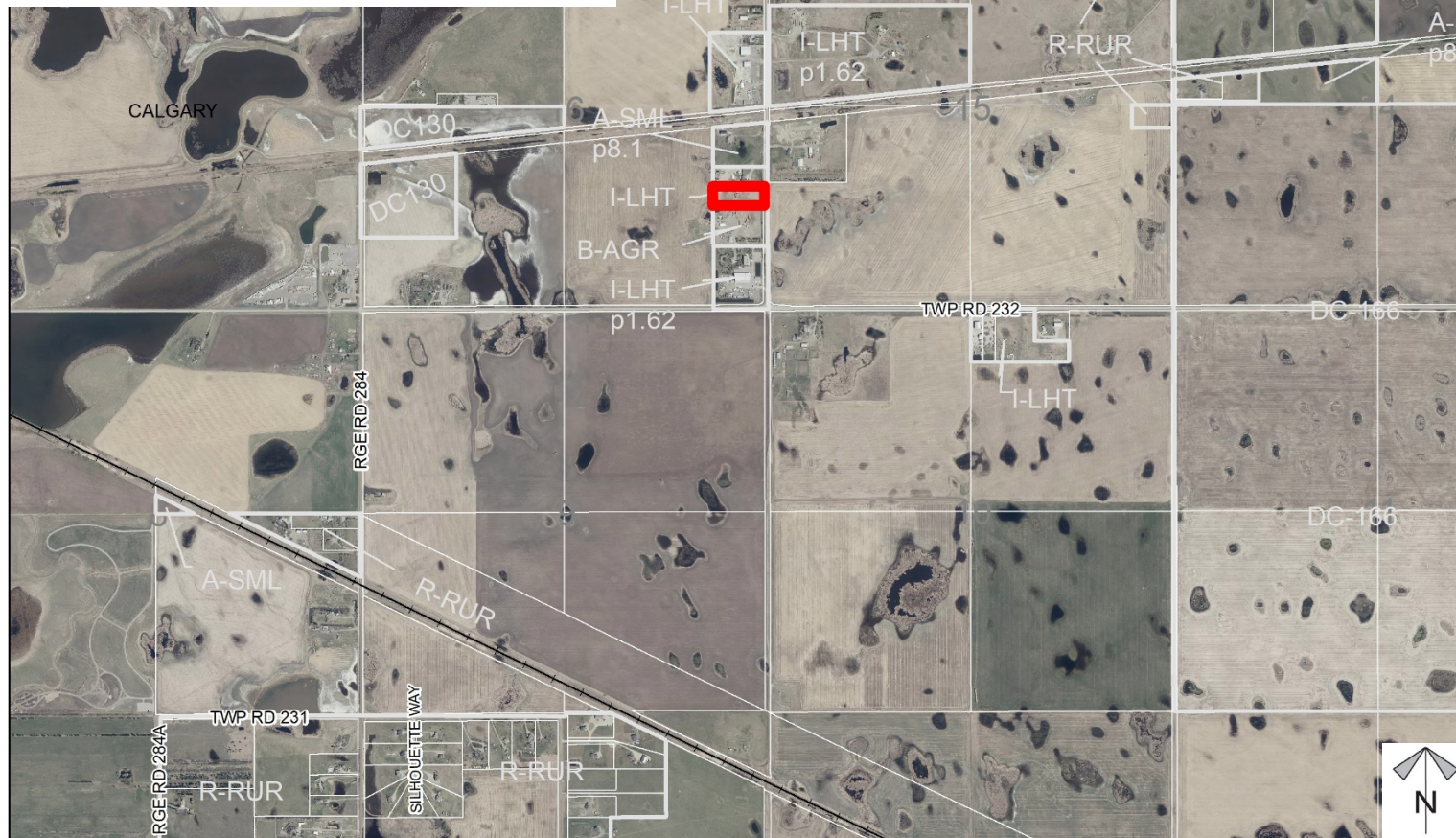
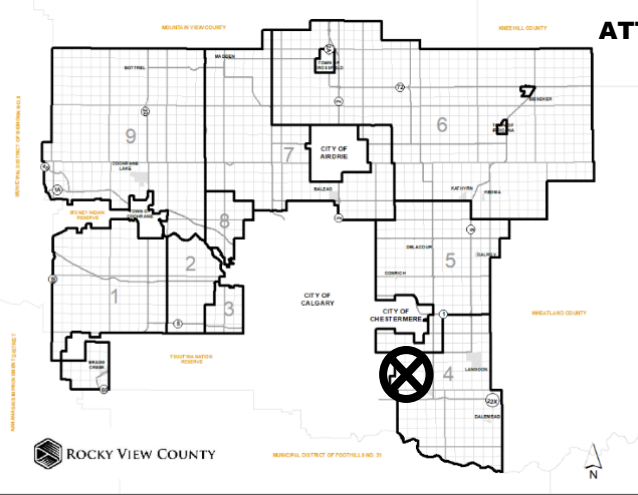
## Location & Context

### Development Proposal

Industrial (Medium) & Outdoor Storage, for a transportation company including truck trailer storage, single-lot regrading, the placement of clean fill, construction of an overheight fence, signage, and relaxation of the location and minimum rear yard setback requirement for Parking and Storage.

Division: 04  
 Roll: 03316008  
 File: PRDP20202115  
 Printed: Jan 27, 2021  
 Legal: Lot:1 Block:1  
 Plan:0214125 within SE-16-23-28-W04M

## ATTACHMENT 'B': MAPS AND OTHER INFORMATION





## Location & Context

### Development Proposal

Industrial (Medium) & Outdoor Storage, for a transportation company including truck trailer storage, single-lot regrading, the placement of clean fill, construction of an overheight fence, signage, and relaxation of the location and minimum rear yard setback requirement for Parking and Storage.



Division: 04  
 Roll: 03316008  
 File: PRDP20202115  
 Printed: Jan 27, 2021  
 Legal: Lot:1 Block:1  
 Plan:0214125 within SE-16-  
 23-28-W04M

## Site Plan

### Development Proposal

Industrial (Medium) & Outdoor Storage, for a transportation company including truck trailer storage, single-lot regrading, the placement of clean fill, construction of an overheight fence, signage, and relaxation of the location and minimum rear yard setback requirement for Parking and Storage.



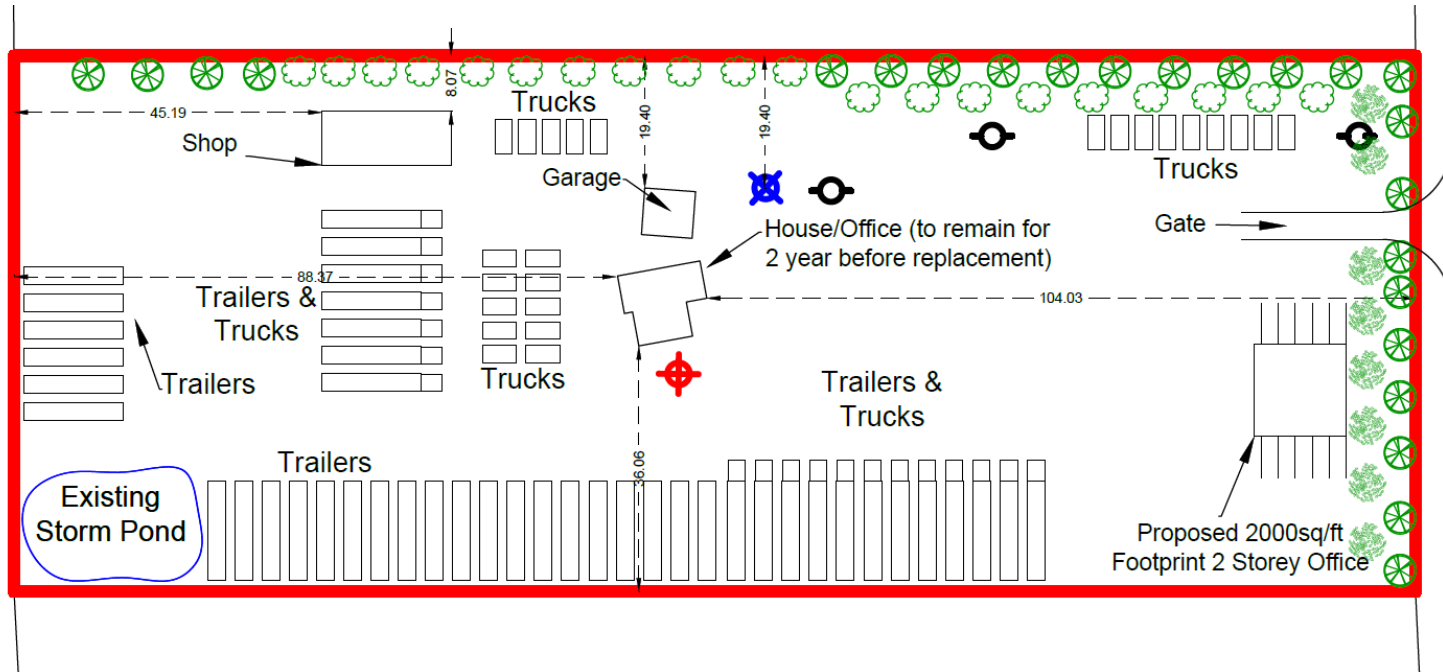
Division: 04  
 Roll: 03316008  
 File: PRDP20202115  
 Printed: Jan 27, 2021  
 Legal: Lot:1 Block:1  
 Plan:0214125 within SE-16-  
 23-28-W04M



## Site Plan

### Development Proposal

Industrial (Medium) & Outdoor Storage, for a transportation company including truck trailer storage, single-lot regrading, the placement of clean fill, construction of an overheight fence, signage, and relaxation of the location and minimum rear yard setback requirement for Parking and Storage.



Division: 04  
 Roll: 03316008  
 File: PRDP20202115  
 Printed: Jan 27, 2021  
 Legal: Lot:1 Block:1  
 Plan:0214125 within SE-16-23-28-W04M

## Site Photos

August 2020

### Development Proposal

Industrial (Medium) & Outdoor Storage, for a transportation company including truck trailer storage, single-lot regrading, the placement of clean fill, construction of an overheight fence, signage, and relaxation of the location and minimum rear yard setback requirement for Parking and Storage.



Division: 04  
 Roll: 03316008  
 File: PRDP20202115  
 Printed: Jan 27, 2021  
 Legal: Lot:1 Block:1  
 Plan:0214125 within SE-16-  
 23-28-W04M



## Site Photos

December 2020

### Development Proposal

Industrial (Medium) & Outdoor Storage, for a transportation company including truck trailer storage, single-lot regrading, the placement of clean fill, construction of an overheight fence, signage, and relaxation of the location and minimum rear yard setback requirement for Parking and Storage.



Division: 04  
 Roll: 03316008  
 File: PRDP20202115  
 Printed: Jan 27, 2021  
 Legal: Lot:1 Block:1  
 Plan:0214125 within SE-16-  
 23-28-W04M