



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 2

DATE: March 24, 2021
APPLICATION: PRDP20210229

FILE: 05704081

SUBJECT: Industrial (Light) and Outdoor Storage / Discretionary use, with no Variances

APPLICATION: Industrial (Light) and Outdoor Storage, change of use and tenancy of an existing building and surrounding area for indoor and outdoor storage of tools, equipment, and vehicles.

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) north of Twp. Rd. 250 and 0.81 km (1/2 mile) west of Rge. Rd. 33.

LAND USE DESIGNATION: Commercial, Local Rural District (C-LRD)

EXECUTIVE SUMMARY: This application is for the change of use of an existing building and land from Personal Service Business and Health Care Services to Industrial (Light) and Outdoor Storage. The property would be leased by the Government of Alberta's Infrastructure division, who would utilize both the building and surrounding area for the storage of equipment, tools, and vehicles, including boats, ATVs, and trucks.

The property is developed with a warehouse building, approximately 427.35 sq. m (4,600.00 sq. ft.) in size. The proposed outdoor storage area is approximately 2,972.90 sq. m (32,000 sq. ft.). In accordance with the parking plan approved with the previous development permit, the site contains 12 assigned parking stalls and two accessible stalls. The outdoor storage area can accommodate parking/storage for up to 60 vehicles, trucks, and equipment. There will be up to 10 employees attending the site at once with no customer visits anticipated. No signage is proposed with this application. There are no technical considerations related to the application and the proposal is compatible with surrounding uses.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210229 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210229 be refused.

Administration Resources

Sandra Khouri, Planning & Development Services



AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan; • North Springbank Area Structure Plan • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
PERMITTED USE: Industrial (Light) and Outdoor Storage are discretionary uses in the C-LRD district	DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission

Additional Review Considerations

Conditions were set based on the following items:

Parking

Required:

- Industrial (Light) 1 stall per 100 sq. m GFA;
- Outdoor Storage 0.5 per 100.0 sq. m GFA (minimum of 4)
- Total = 18 stalls; 2 accessible stalls

Proposed: 12 stalls with wheel stops, 2 accessible stalls with signage, up to 60 stalls for outdoor storage



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Given that the site has sufficient space for up to 60 vehicles in the outdoor storage area and that only 10 employees would be attending the site at once with no customer visits, there is sufficient parking provided on site.

CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

SK/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information



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ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS**Description:**

- 1) That Industrial (Light) and Outdoor Storage, tenancy for indoor and outdoor storage of tools, equipment, and vehicles may take place on the subject site in accordance with the Site Plan submitted with the application.

Permanent:

- 2) That the development shall maintain all parking on-site, in accordance with the approved Parking Plan for PRDP20192570. That no customer/business parking shall be permitted within the adjacent County Road Allowance.
- 3) That any future signage shall require separate development permit approval.
- 4) That all outdoor lighting shall be full cut-off (shielded) light fixtures that direct light downward and designed to minimize light pollution, glare, and light trespass onto adjacent properties, while maintaining night-time, on-site safety and security during evening operating hours.
- 5) That the entire site shall be maintained in a neat and orderly manner at all times. All garbage and waste material shall be deposited and confined in weatherproof and animal-proof containers located within the building or adjacent to the side or rear of the building and screened from view from all adjacent properties and public thoroughfares. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
- 6) That all landscaping shall be in accordance with the approved Landscape Plan, as per Development Permit 2007-DP-12724.
- 7) That the quality and extent of the landscaping shall be maintained over the life of the development and any deceased vegetation shall be replaced within 30 days or before June 30 of the next growing season.
- 8) That the development shall be operated in perpetuity with the On-Site Stormwater Management Plan approved for this site.

Advisory:

- 9) That a change of use Building Permit shall be obtained, through Building Services, prior to tenant occupancy and/or interior renovations.
- 10) That any other government permits, approvals, and/or compliances are the sole responsibility of the Applicant/Owner.
- 11) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void.



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ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Eire Corp. (John Nuttal)	OWNER: Eire Corp. (John Nuttal)
DATE APPLICATION RECEIVED: January 18, 2021	DATE DEEMED COMPLETE: January 20, 2021
GROSS AREA: ± 0.61 hectares (± 1.50 acres)	LEGAL DESCRIPTION: Lot 16, Block R, Plan 0712095; SE-04-25-03-W05M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <p>December 2, 2019: Development permit PRDP20192570 approved for Personal Service Business and Health Care Services (existing building), tenancy and signage for a private fitness facility. Tenant never occupied the building</p> <p>July 31, 2019: Development permit PRDP20191529 approved for General Industry, Type II (existing building), tenancy for a light manufacturing company and ancillary outside storage</p> <p>April 1, 2015: Development permit PRDP20150466 approved for installation of one (1) freestanding sign</p> <p>July 16, 2014: Development permit PRDP20141419 approved for Automotive Equipment and Vehicle Services for maintenance and repair of recreational vehicles and signage</p> <p>February 4, 2009: Development permit 2008-DP-13421 approved for General Industry Type II (existing building), tenancy and signage for tool & equipment rental and landscaping supply</p> <p>December 3, 2007: Development permit 2007-DP-12724 approved for General Industry Type II, for a landscaping business and Automotive Services for vehicle storage and construction of a warehouse building</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	



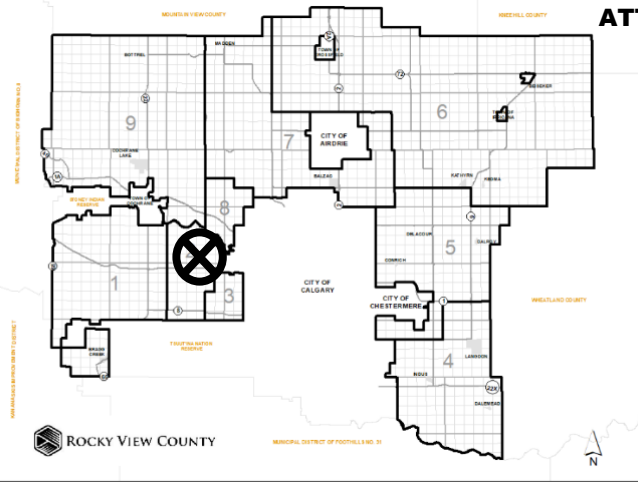
Location & Context

Development Proposal

Industrial (Light) and Outdoor Storage, change of use of an existing building and tenancy for indoor and outdoor storage of tools, equipment, and vehicles

Division: 02
 Roll: 05704081
 File: PRDP20210229
 Printed: Feb 18, 2021
 Legal: Lot:16 Block: R
 Plan:0712095 within SE-04-
 25-03-W05M

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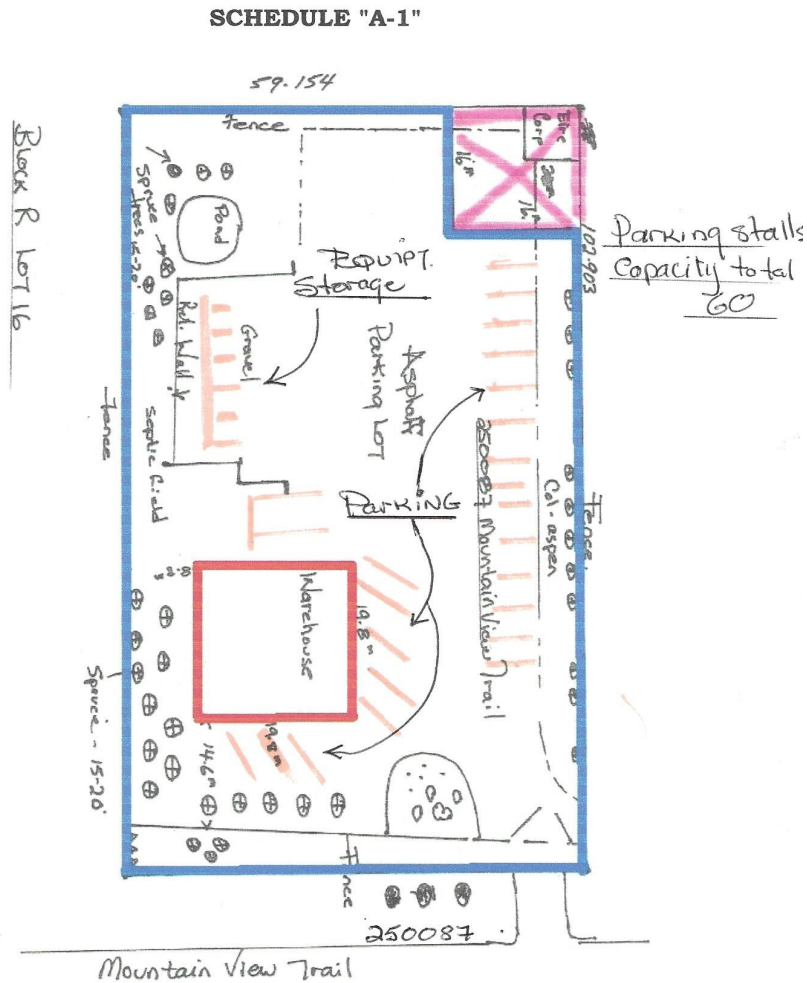




Site Plan

Development Proposal

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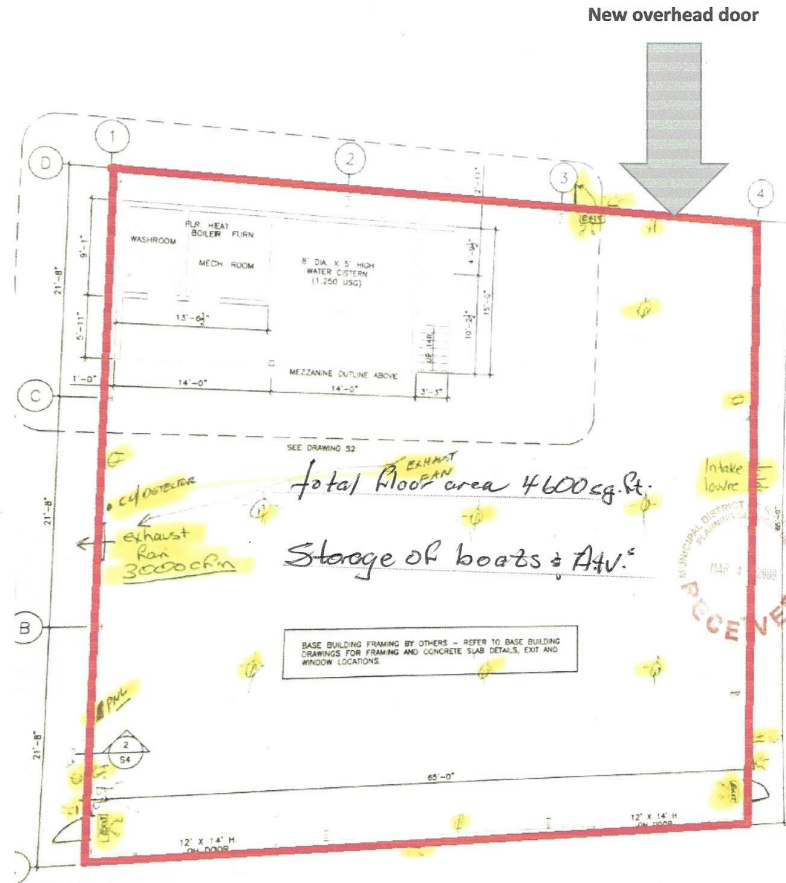


SCHEDULE "A"

Site Plan

Development Proposal

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Mountain View Trail

Classification: Protected A



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Inspection Photos

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