



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
 Development Authority **DIVISION:** 2
DATE: March 24, 2021 **APPLICATION:** PRDP20210455
FILE: 04734028
SUBJECT: Automotive Services (Major) / Discretionary use, with Variances

APPLICATION: Automotive Services (Major) (Existing Dealership/Rental Agency), construction of three (3) accessory buildings (hail shelter tents), relaxation of the minimum side yard setback requirement

GENERAL LOCATION: located approximately 0.41 km (1/4 mile) south of Hwy. 1 and 0.81 km (1/2 mile) east of Rge. Rd. 33

LAND USE DESIGNATION: Business, Regional Campus District (B-REG)

EXECUTIVE SUMMARY: The application is for the construction of three hail shelters for a car dealership. The shelters are semi-permanent white tent structures that will be erected side by side, covering the majority of the property. Shelter I is approximately 615.16 sq. m (6,621.53 sq. ft.) and will cover 42 vehicles, shelter II is approximately 966.68 sq. m (10,405.26 sq. ft.) and will cover 66 vehicles, and shelter III is approximately 1,318.20 sq. m (14,188.99 sq. ft.) and will cover 90 vehicles. Shelter 3 requires a side yard setback relaxation from 6.00 m (19.69 ft.) to 5.80 m (19.03 ft.), which is a variance of 3.33%.

On May 25, 2017, a development permit (PRDP20170377) was issued for the construction of 17 shelter tents on the subject property. The development did not commence within the 24 month period which voided the permit. This application is now proposing a different layout for the shelters and utilizes three (3) large tents – rather than 17 small ones – to cover the same approximate area as the previous permit.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210455 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210455 be refused.

Administration Resources

Sandra Khouri, Planning & Development Services



AIR PHOTO & DEVELOPMENT CONTEXT:



VARIANCE SUMMARY:

Variance	Requirement	Proposed	Percentage (%)
Side Yard Setback	6.00 m (19.69 ft.)	5.80 m (19.03 ft.)	3.33%

APPLICATION EVALUATION:

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

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan; • City of Calgary IDP; • North Springbank ASP; • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • N/A
<p>PERMITTED USE: Automotive Services (Major) is a discretionary use in the B-REG district</p>	<p>DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission</p>

Additional Review Considerations

There were no technical considerations that warranted additional discussion or conditioning.



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



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Description:

- 1) That the construction of three (3) hail shelters for the existing Automotive Services (Major) may take place on the subject site in accordance with the submitted Site Plan and drawings and includes:
 - a) Shelter 1, approximately 615.16 sq. m (6,621.53 sq. ft.) in size;
 - b) Shelter 2, approximately 966.68 sq. m (10,405.26 sq. ft.) in size;
 - c) Shelter 3, approximately 1,318.20 sq. m (14,188.99 sq. ft.) in size; and
 - i. That the minimum side yard setback requirement is relaxed from **6.00 m (19.69 ft.)** to **5.80 m (19.03 ft.)** for Shelter 3.

Permanent:

- 2) That all conditions of Development Permit 2012-DP-15189 shall remain in effect.
- 3) That the garbage and waste material on-site shall be stored in weatherproof and animal proof containers located within buildings or adjacent to the side or rear of buildings.
- 4) That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.

Advisory:

- 5) That Building Permits shall be obtained for each accessory building (hail shelter) through Building Services, prior to construction commencement.
- 6) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 7) 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 issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

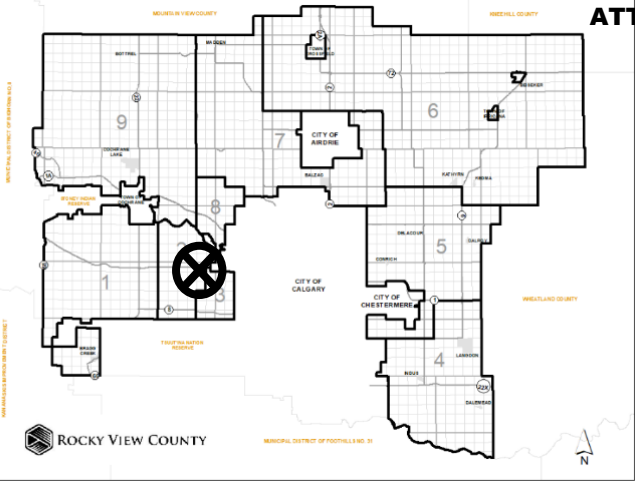
APPLICANT: Scott Wright	OWNER: 1043408 Alberta Ltd
DATE APPLICATION RECEIVED: February 1, 2021	DATE DEEMED COMPLETE: February 10, 2021
GROSS AREA: ± 0.82 hectares (± 2.02 acres)	LEGAL DESCRIPTION: Lot 5, Block 1, Plan 0413544; SW-34-24-03-W05M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <p>May 25, 2017: development permit (PRDP20170377) was issued for the construction of 17 shelter tents on the subject property. The development did not commence within the 24 month period so the permit became void.</p> <p>February 21, 2013: development permit (2012-DP-15189) was issued for a Dealership/Rental Agency, Automotive for vehicle storage (80 vehicles)</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was also 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

Automotive Services (Major) (Existing Dealership/Rental Agency), Construction of three (3) accessory buildings (hail shelter tents), relaxation of the minimum side yard setback requirement

ATTACHMENT 'B': MAPS AND OTHER INFORMATION



Division: 02
 Roll: 04734028
 File: PRDP20210455
 Printed: March 9, 2021
 Legal: Lot:5 Block:1
 Plan:0413544 within SW-34-24-03-W05M

Site Plan

Development Proposal

Automotive Services (Major) (Existing Dealership/Rental Agency), Construction of three (3) accessory buildings (hail shelter tents), relaxation of the minimum side yard setback requirement

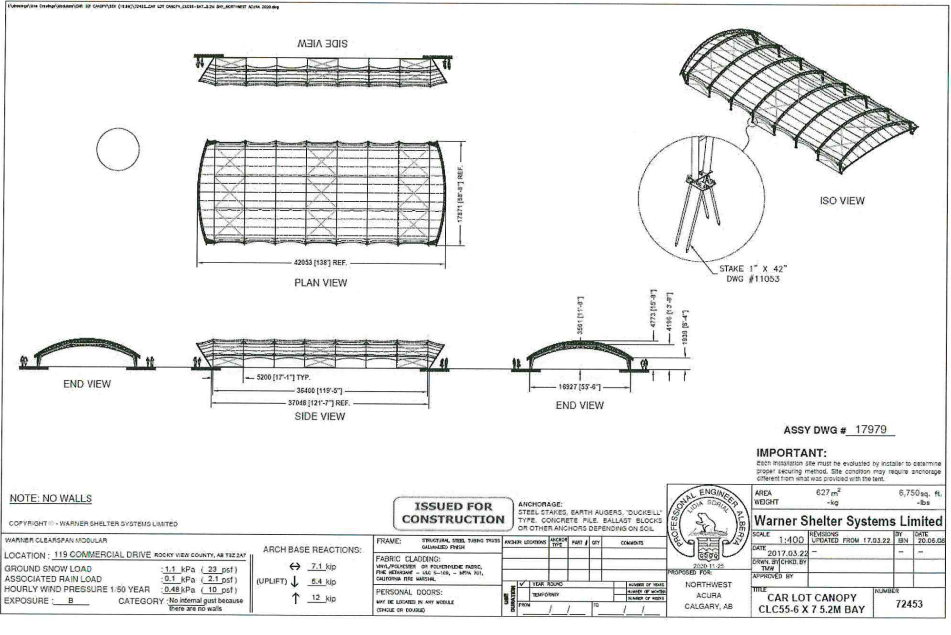
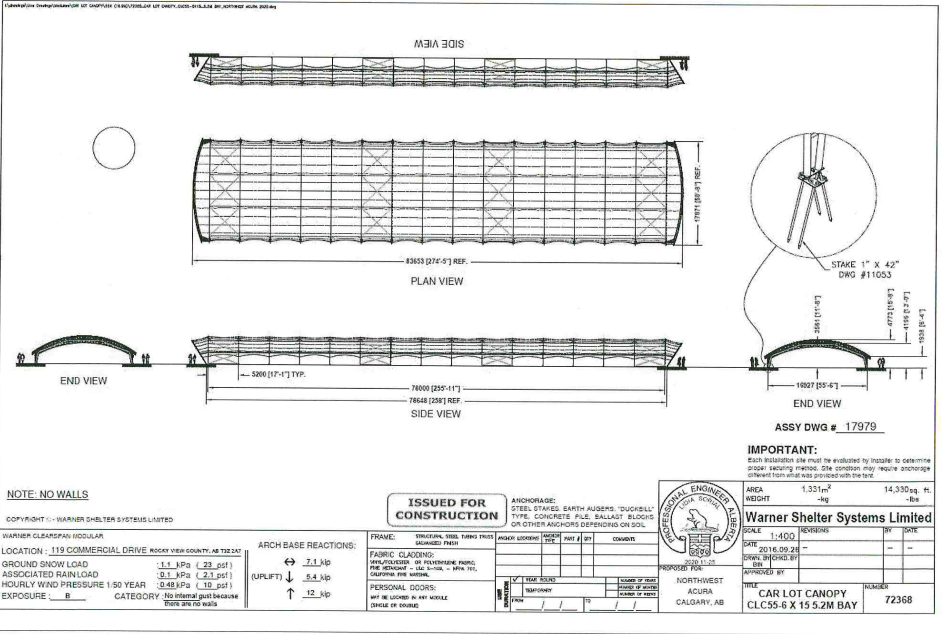


Division: 02
 Roll: 04734028
 File: PRDP20210455
 Printed: March 9, 2021
 Legal: Lot:5 Block:1
 Plan:0413544 within SW-34-24-03-W05M

Site Plan

Development Proposal

Automotive Services (Major) (Existing Dealership/Rental Agency), Construction of three (3) accessory buildings (hail shelter tents), relaxation of the minimum side yard setback requirement



Division: 02
Roll: 04734028
File: PRDP20210455
Printed: March 9, 2021
Legal: Lot:5 Block:1
Plan:0413544 within SW-34-24-03-W05M

