

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority

DATE: March 24, 2021

FILE: 03222412

SUBJECT: Retail Store and Ancillary Dwelling / Discretionary use, with no Variances

DIVISION: 4

APPLICATION: PRPD20210334

APPLICATION: The construction of a new Retail store with two units and ancillary dwellings (3 units). This application is the continuation of PRDP20130723.

GENERAL LOCATION: located in the hamlet of Langdon

LAND USE DESIGNATION: Direct Control District 64 (DC 64); Cell A

EXECUTIVE SUMMARY: The application is consistent with the relevant policies of the County Plan, Land Use Bylaw, Langdon Area Structure Plan and DC 64. This application is a continuation of Development Permit PRDP20130723. A stop work order was issued by building services in February of 2018 as the Building Permit has expired. The building permit could not be renewed, as there were changes to the building plan. Consequently, a new Development Permit is required.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRPD20210334 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRPD20210334 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Scott Thompson, Planning and Development

APPLICATION EVALUATION:

The application was evaluated based on 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;• Langdon Area Structure Plan;• Direct Control Bylaw 64• Land Use Bylaw; and• County Servicing Standards.	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none">• No technical reports were submitted as a part of this application.
Discretionary USE: Retail Store, Local and Dwelling Unit ancillary and subordinate to the principal use.	DEVELOPMENT VARIANCE AUTHORITY:

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

ST/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information

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

APPROVAL, subject to the following conditions:

Description:

1. That a new Retail Store (2 units) and ancillary dwellings (3 units) may be constructed on the subject site in general accordance with the Site Plan and Elevations as prepared by David Watkin Architect, dated August 26, 2013, as submitted with the application and includes the following:
 - i. construction of a new Retail Store (2 units) and ancillary dwellings (3 units) about 10,405.25 sq. ft. (966.68 sq. m.) in area;
 - ii. Installation of three (3) fascia signs; details to be provided to the County and approved prior to installation.

Permanent:

2. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.
3. 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 30th of the next growing season.
4. That all on site Lighting shall be "dark sky" and all private lighting including site security lighting and parking area lighting should be designed to conserve energy, reduce glare and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
5. That all garbage and waste for the site, shall be stored in weatherproof and animal proof containers in the garbage bins and screened from view by all adjacent properties and public thoroughfares.
6. That dust control shall be maintained on the site during construction and that the developer shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.

Advisory:

7. That the development shall be serviced by a piped water supply, supplied by Langdon Waterworks.
8. This Development shall be subject to Wastewater monitoring by Utility Operations, in order to ensure compliance with Bylaw C-7662-17, as amended.
9. That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, prior to any construction taking place and shall address the following:
 - i. The commercial checklist requirements shall be used, including stamped/sealed architectural, mechanical, electrical, structural and geotechnical reports and drawings with professional schedules. Sprinkler and fire suppression drawings including Siamese connection.
10. That water supply for fire suppression and emergency vehicle access shall be provided in accordance with Alberta Building Code.
11. That the Applicant/Owner shall contact County Road Operations with 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

- i. 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.
12. That any future tenants shall require Development Permits for use and signage.
13. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
14. That if the development authorized by the 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 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: 1221530 Alberta Ltd	OWNER: 1221530 Alberta Ltd.
DATE APPLICATION RECEIVED: 01/27/2021	DATE DEEMED COMPLETE: 02/09/2021
GROSS AREA: ± 0.03 hectares (±0.08 acres)	LEGAL DESCRIPTION: Lot UNIT 20 Block Plan 0411285, NE-22-23-27-04
APPEAL BOARD: Subdivision & Development Appeal Board	
HISTORY: September 11, 2014: Development Permit PRDP20130723 for a new retail store (two units). November 24, 2014: Building Permit PRBD20143649 for mixed use building. February 6, 2018: Stop work order issued as building permit had expired.	
PUBLIC & AGENCY SUBMISSIONS: 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.	



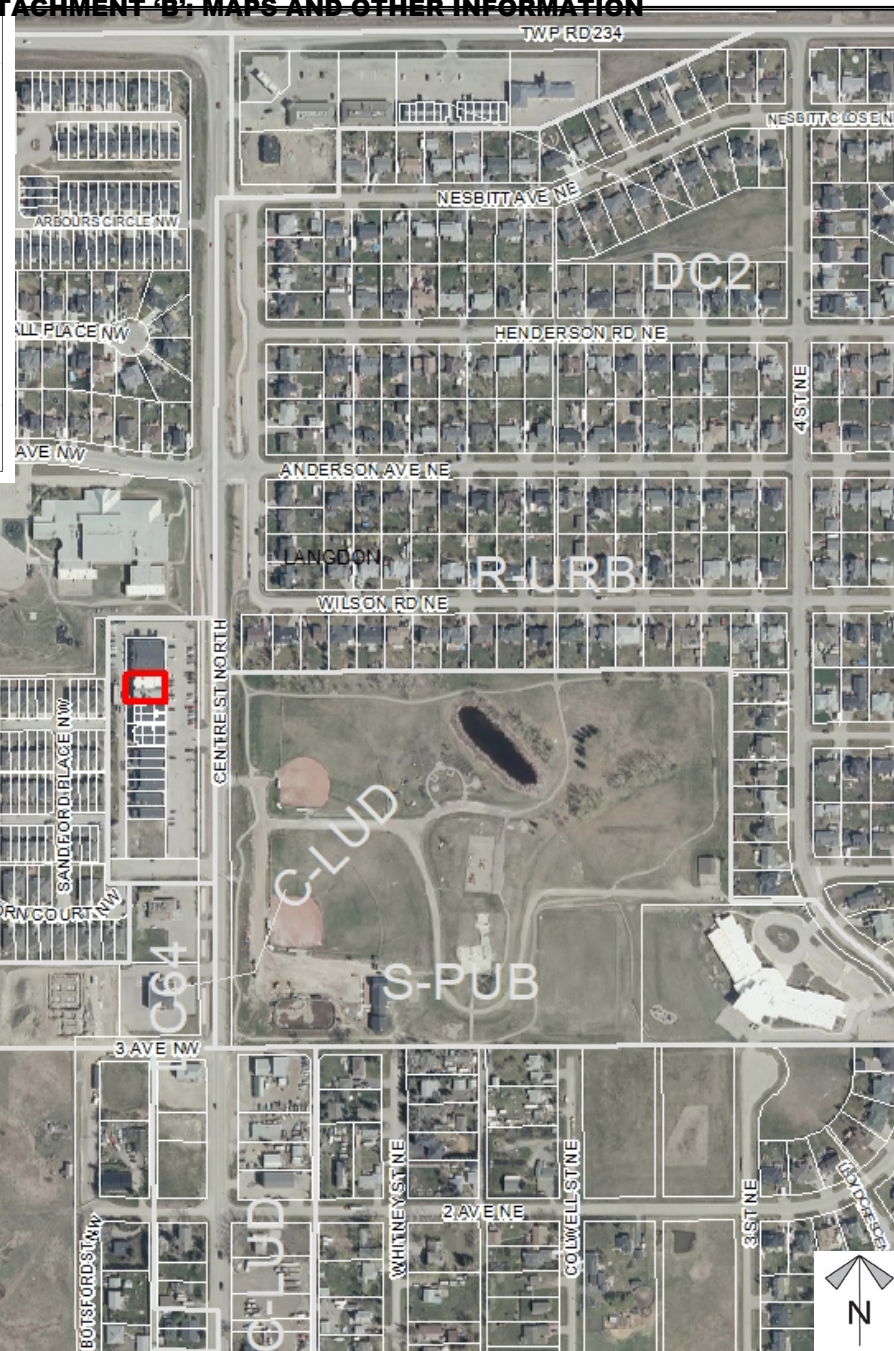
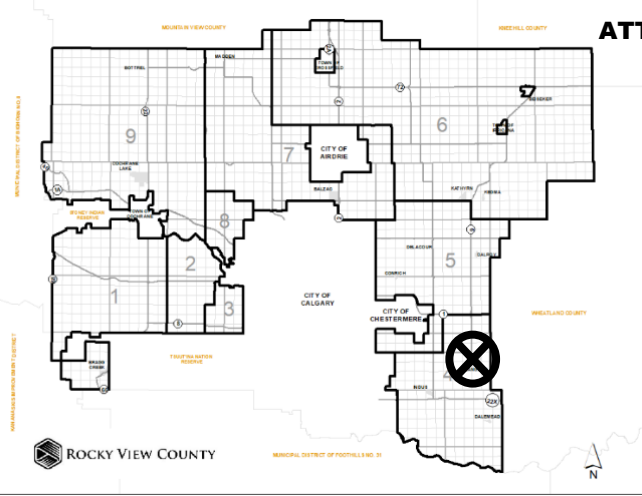
Location & Context

Development Proposal

construction of a new
Retail Store (2 units) and
ancillary dwellings (3
units)

Division: 4
Roll: 03222412
File: PRDP20210334
Printed: February 5, 2021
Legal: Lot: UNIT 38
Plan: 0411285; within NE-22-
23-27-W04M

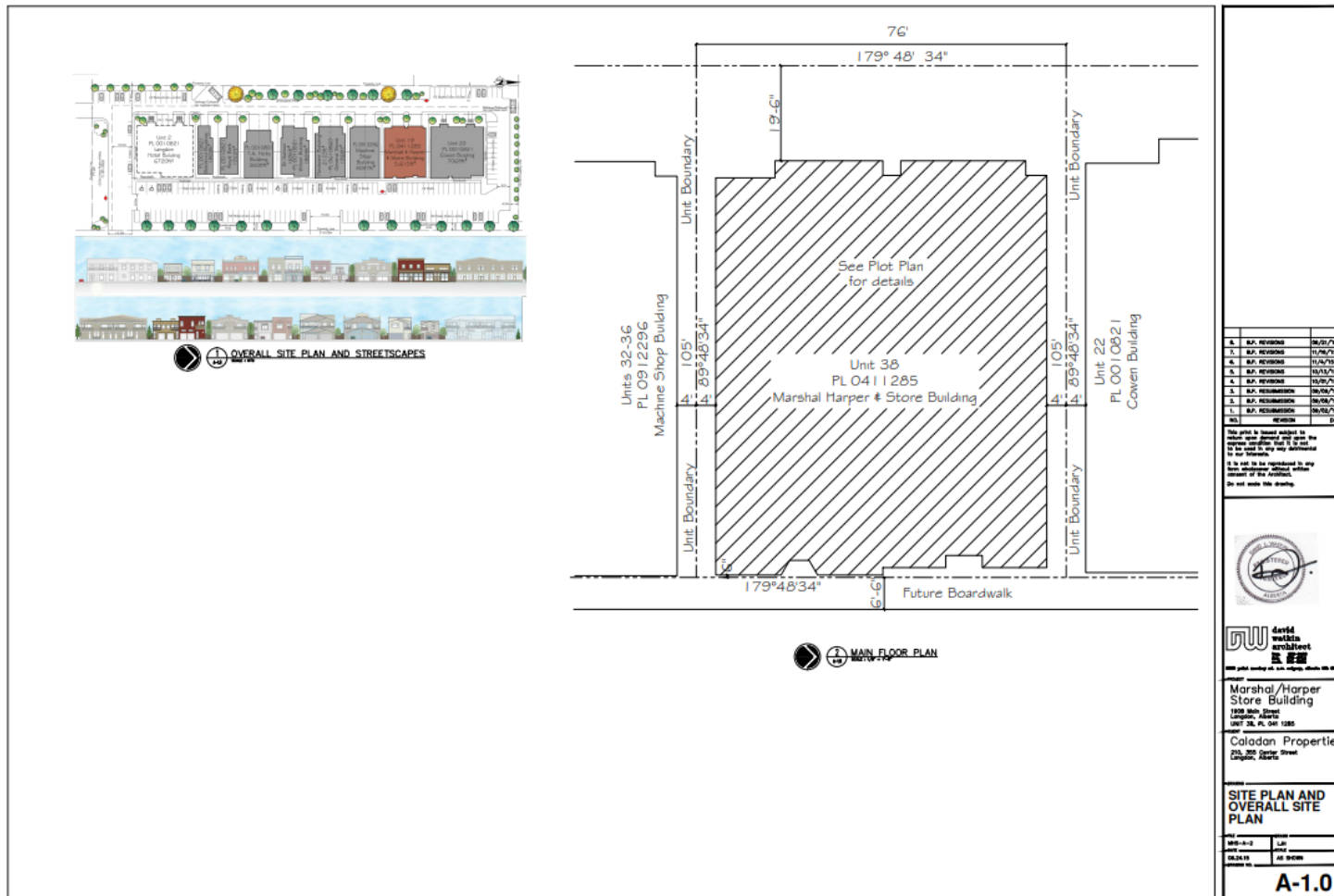
ATTACHMENT 'B': MAPS AND OTHER INFORMATION



Site Plan

Development Proposal

construction of a new
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