

## PLANNING AND DEVELOPMENT SERVICES

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<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b> 1
<b>DATE:</b>	April 28, 2021	<b>APPLICATION:</b> PRDP20210687
<b>FILE:</b>	03913044	
<b>SUBJECT:</b>	Establishment (Eating) and Recreation (Culture & Tourism) / Discretionary use without Variances	

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**APPLICATION:** The proposal is for Establishment (Eating) and Recreation (Culture & Tourism), tenancy, including an existing building and signage for an outdoor guiding business.

**GENERAL LOCATION:** located in the hamlet of Bragg Creek.

**LAND USE DESIGNATION:** Commercial, Local Urban District (C-LUD) under Land Use Bylaw C-8000-2020.

**EXECUTIVE SUMMARY:** The proposal is for Establishment (Eating) and Recreation (Culture & Tourism), tenancy, including an existing building and signage for an outdoor guiding business.

The proposed development is to be located within Unit 4 of the Old West Mall which was approved under Development Permit (5859-95) for construction of a six (6) store retail mall and one (1) residential unit and one (1) accessory building.

The new tenant, Kniebel Adventure & Services Inc. operating as “Handle Bar,” would utilize an existing building, approximately 111.48 sq. m (1,200 sq. ft.) in building footprint. The business would provide adventure experiences, outdoor related courses, equipment rentals, snacks and social events. There would be a total of three (3) full time employees and the business would operate between 8:00AM – 9:00PM. It is anticipated that there would be an average of 20 customer visits per day.

This will require a change of use to Establishment (Eating) and Recreation (Culture & Tourism). The application appears to be consistent with the Commercial, Local Urban District regulations and the Land Use Bylaw.

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

### OPTIONS:

Option #1: THAT Development Permit Application PRDP20210687 be approved with the conditions noted in Attachment ‘A’.

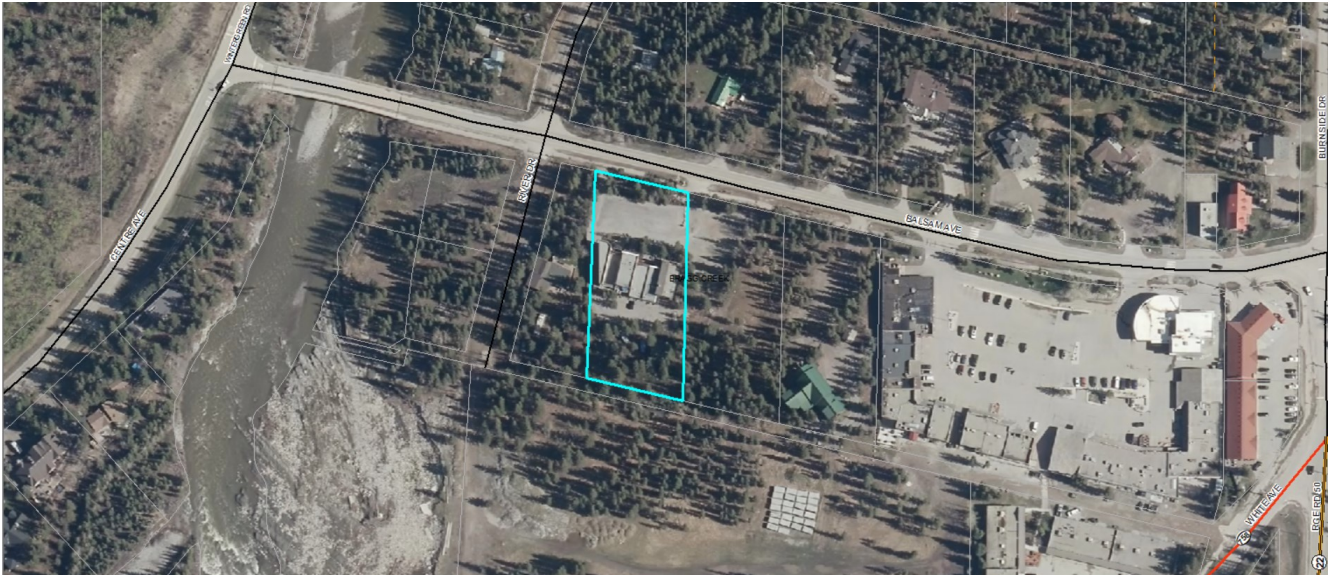
Option #2: THAT Development Permit Application PRDP20210687 be refused for the following reasons:

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.

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### Administration Resources

Bronwyn Culham, 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.

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Municipal Development Plan;</li> <li>• Greater Bragg Creek Area Structure Plan;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• Site Plan</li> </ul>
<b>DISCRETIONARY USE:</b> <ul style="list-style-type: none"> <li>• Establishment (Eating) is a permitted use and Recreation (Culture &amp; Tourism) is a discretionary use in the Commercial, Local Urban District</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>• Municipal Planning Commission</li> </ul>

Additional Review Considerations

## Parking:

- Twenty-six (26) parking stalls are approved under the original Development Permit. Four (4) parking stalls for the proposed business are assigned on the north-eastern section of the existing parking lot and overflow parking is available. As per Table 5 – Parking Minimums for Establishment (Eating) and Recreation (Culture & Tourism): five (5) per 100.0 sq. m (1076.39 sq. ft.) gross floor area, six (6) parking stalls are required.

## Signage:

- One (1) fascia sign is proposed. The sign would be located on the front of the building and would be approximately 0.4 sq. m (4.30 sq. ft.) in size. There would be no illumination or back lighting.



ROCKY VIEW COUNTY

**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

BC/llt

**ATTACHMENTS**

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



ROCKY VIEW COUNTY

**ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS**Option #1

APPROVAL, subject to the following conditions:

**Description:**

- 1) That Establishment (Eating) and Recreation (Culture & Tourism), tenancy, including an existing building, and signage for an outdoor guiding business may take place on the subject site in accordance with the Site Plan submitted with the application.

**Prior to Release:**

- 2) That prior to release of this permit, the Applicant/Owner shall submit a Trip Generation Memo conducted and stamped by a professional transportation engineer, that assesses the traffic generated by the proposed development and determines whether it is significant enough to impact current traffic conditions that warrant a Traffic Impact Assessment and upgrades to the local road network, in accordance with County Servicing Standards.

**Permanent:**

- 3) That water and wastewater volumes used by the development shall be within the amounts allocated to the subject lands, and all overages shall be billed in accordance with the Master Rates Bylaw and the Water & Wastewater Utilities Bylaw. Wastewater released from the development found to be overstrength shall be subject to overstrength wastewater surcharge specified within the Master Rates Bylaw and the Water & Wastewater Utilities Bylaw.
- 4) That no off-site advertisement signage associated with the business shall be permitted.
- 5) That six (6) existing parking stalls shall be maintained on site at all times.
- 6) That all business parking shall be limited to the assigned unit's parking stalls, communal stalls, and/or adjacent stalls as supported by each tenant's occupant.
- 7) That the display or placement of signage for the business shall be in accordance with Part 5 - Signage of the Land Use Bylaw C-8000-2020.
- 8) That no outdoor storage including vehicles, equipment or parts, at any time shall be allowed in the front of the property.
- 9) That no off-site parking is permitted on the adjacent County road system.
- 10) That all conditions of Development Permit 5859-95 shall remain in effect.
- 11) That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the Development Officer.
- 12) That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity, including any recommendations of the required Trip Generation Memo.

**Advisory:**

- 13) That a Building Permit shall be obtained through Building Services prior to tenant occupancy and/or prior to any interior renovations taking place and shall include the Tenant Bay Development Checklist requirements.

*Note: That the subject bay shall conform to the National Energy Code, with documentation/design provided at the Building Permit stage.*

- 14) That any future change in use of the building (or tenants) shall require a Development Permit for use and signage.



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- 15) That any other federal, provincial or County permits, approvals, and/or compliances are the sole responsibility of the Applicant/Owner.
- 16) 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.
- 17) If this 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



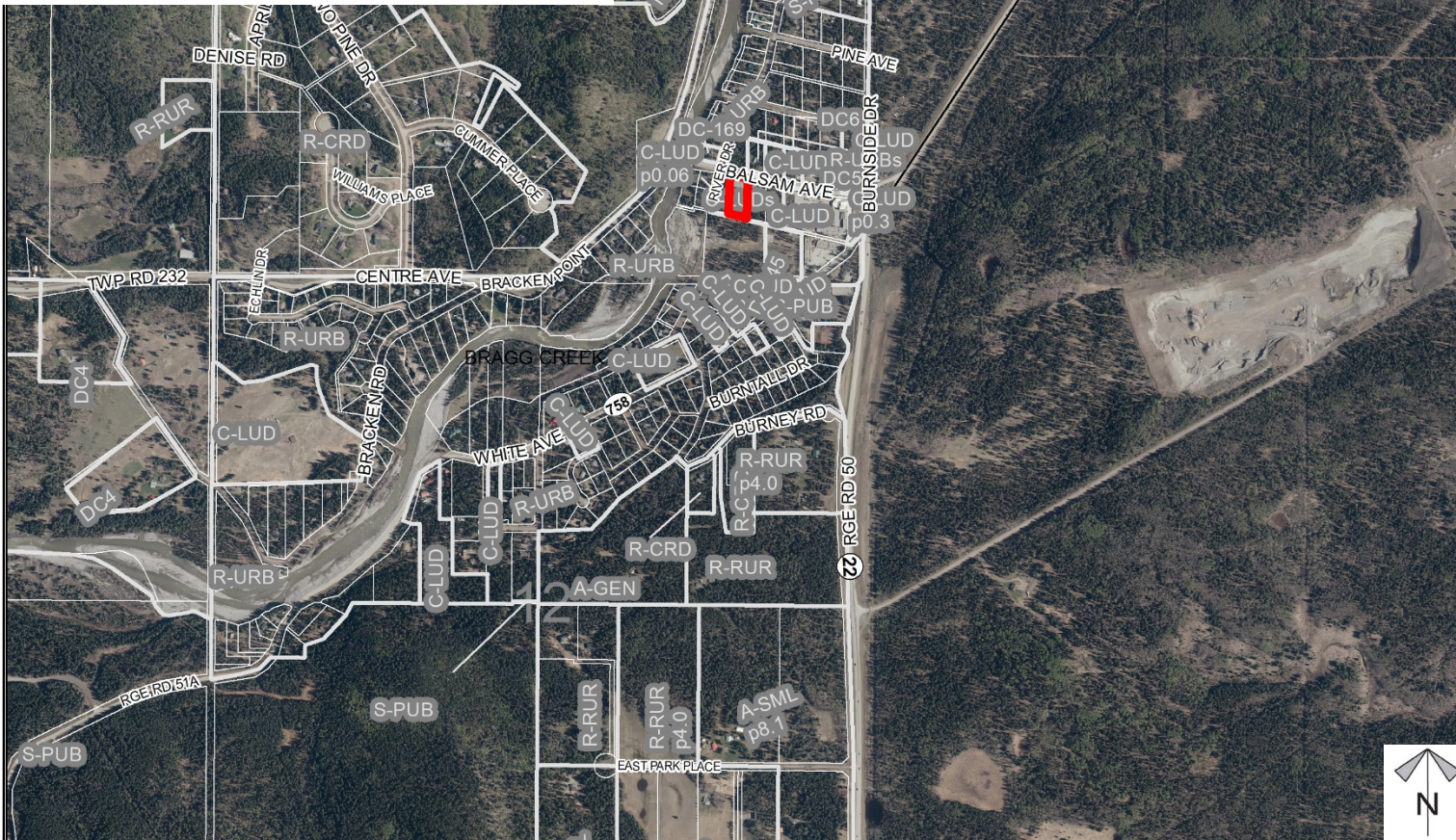
ROCKY VIEW COUNTY

## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Kneibel Adventures & Service Inc (Juliane Kneibel-Hübner)	<b>OWNER:</b> RJK Developments Ltd
<b>DATE APPLICATION RECEIVED:</b> February 17, 2021	<b>DATE DEEMED COMPLETE:</b> March 12, 2021
<b>GROSS AREA:</b> ± 0.46 hectares (± 1.15 acres)	<b>LEGAL DESCRIPTION:</b> Lot 6 Block 1 Plan 1741 EW, SE-13-23-05-05; (4, 27 BALSAM AVE)
<b>APPEAL BOARD:</b> Municipal Government Board	
<b>HISTORY:</b> <p><b>February 13, 2003:</b> Development Permit (2002-DP-9673) Fascia sign – Closed- Complete</p> <p><b>April 6, 1995:</b> Development Permit (5859-95) Construction of a six (6) store retail mall and one (1) residential unit and one (1) accessory building– Closed – Approved</p> <p><b>Feb 10, 2015:</b> Building Permit (PRBD20144088) Cafe main floor &amp; office space upstairs (kitchen reno only) – PSR – In Compliance</p> <p><b>May 08, 2003:</b> Building Permit (2003-BP-16392) Construction of a deck and ramp addition- Closed</p> <p><b>Mar 07, 2002:</b> Building Permit (2002-BP-15276) Renovation – Occupancy Granted</p> <p><b>Dec 01, 2000:</b> Building Permit (2000-BP-14319) Renovation – Occupancy Granted</p> <p><b>Aug 02, 1995:</b> Building Permit (1995-BP-4788) Construction of a six store retail mail and one residential unit - Occupancy Granted</p>	
<b>PUBLIC &amp; 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>	



Establishment (Eating and Recreation (Culture & Tourism), tenancy, including an existing building and signage for an outdoor guiding business.







## Location & Context

### Development Proposal

Establishment (Eating) and Recreation (Culture & Tourism), tenancy, including an existing building and signage for an outdoor guiding business.



Division: 01  
 Roll: 03913044  
 File: PRDP20210687  
 Printed: March 17, 2021  
 Legal: Lot:6 Block:1  
 Plan:1741 EW within SE-13-  
 23-05-W05M

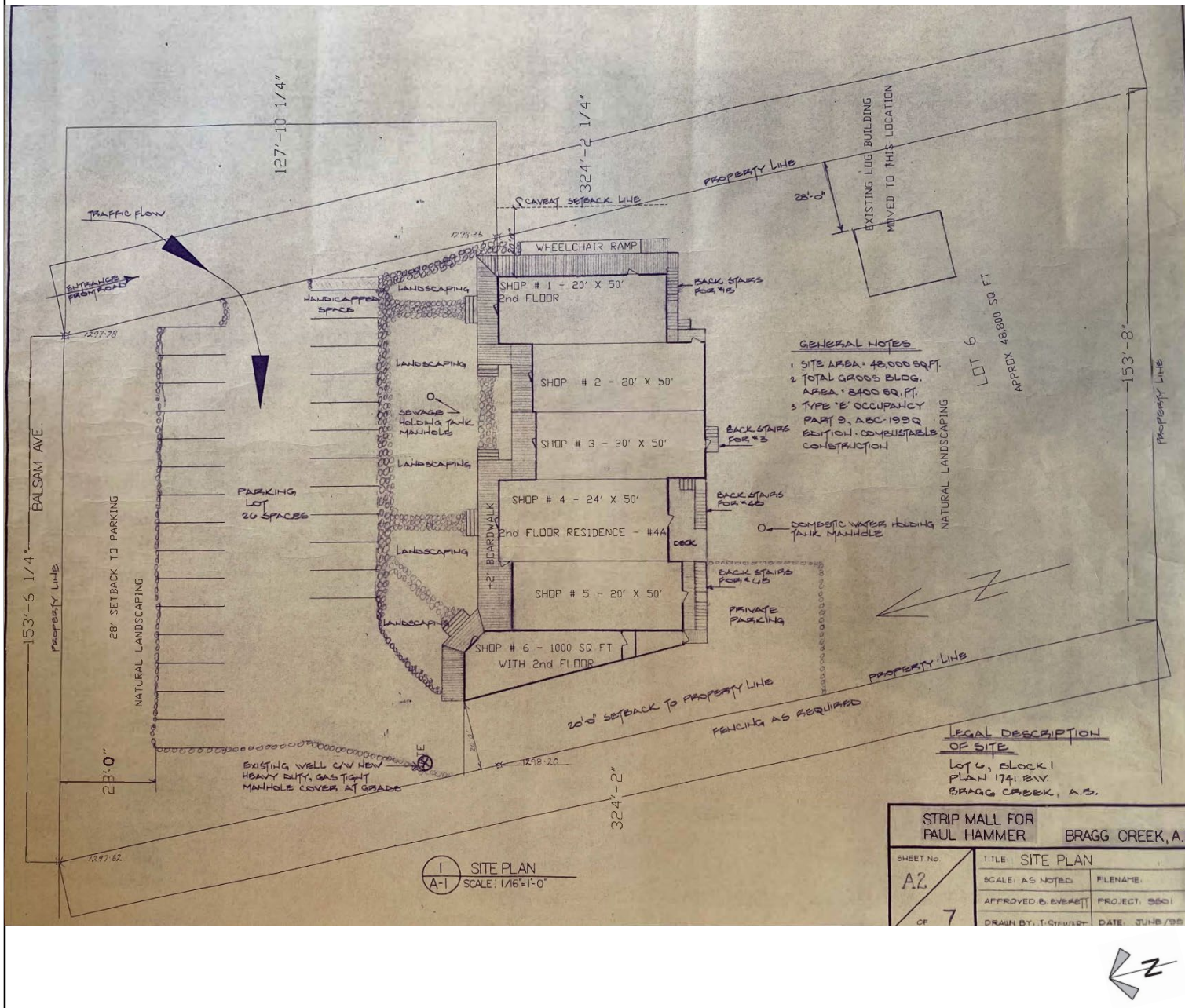




## Site Plan

Development Proposal

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Inspection Photos  
April 12, 2021





Inspection Photos  
April 12, 2021





Inspection Photos  
April 12, 2021





Inspection Photos  
April 12, 2021

