

**PLANNING AND DEVELOPMENT SERVICES**

TO: Subdivision and Development Appeal Board
DATE: May 27, 2021 **DIVISION:** 4
FILE: 03316008 **APPLICATION:** PRDP20202115
SUBJECT: Development Item: 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: The application was presented to the Municipal Planning Commission on March 24, 2021, and was conditionally approved in accordance with Attachment 'C'.

This application is for 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 are 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 and requested setback variances. It is estimated 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.

On April 8, 2021, the Appellants appealed the decision of the Municipal Planning Commission for several reasons, which are noted within the agenda package.

The Application was presented to the Subdivision and Development Appeal Board on May 6, 2021. The application was tabled to the subject hearing date.

DECISION: Conditionally-Approved

DEVELOPMENT / SUBDIVISION AUTHORITY: Municipal Planning Commission

DECISION DATE:
March 24, 2021

APPEAL DATE:
April 6, 2021

ADVERTISED DATE:
March 30, 2021

Administration Resources

Jacqueline Targett, Planning & Development Services

AIR PHOTO & DEVELOPMENT CONTEXT:



The application was evaluated based on the application submitted 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; • City of Calgary Intermunicipal Development Plan; • Land Use Bylaw C-8000-2020 [LUB]; and • County Servicing Standards. 	<p>DISCRETIONARY USE:</p> <ul style="list-style-type: none"> • Industrial (Medium) • Outdoor Storage <p>DEVELOPMENT VARIANCE AUTHORITY:</p> <ul style="list-style-type: none"> • Subdivision and Development Appeal Board
---	--

APPEAL:

See attached report and exhibits.

Respectfully submitted,

“Heather McInnes”

Supervisor
Development and Compliance

JT/lt



APPLICATION INFORMATION

APPLICANT: Planning Protocol 3 Inc. (Rodney Potrie)	OWNER: 2249324 Alberta Ltd. (Balwinder Dhanoa)
DATE APPLICATION RECEIVED: July 23, 2021	DATE DEEMED COMPLETE: October 16, 2020
MUNICIPAL PLANNING COMMISSION DECISION DATE: March 24, 2021	
APPELLANTS: Rejean Levesque & Patrick Roy	
GROSS AREA: ± 1.61 hectares (± 4.00 acres)	LEGAL DESCRIPTION: SE-16-23-28-W04M; Lot 1, Block 1, Plan 0214125 232071 RANGE ROAD 283
APPEAL BOARD: Subdivision & Development Appeal Board	
HISTORY: <i>Planning Applications:</i> <ul style="list-style-type: none"> • PL20170134 (Redesignation): To redesignate the subject lands from Residential Two District to Business Industrial Campus District; Approved September 12, 2017; • 2001-RV-329 (Subdivision): To create one +/- four (4) acre parcel with a +/- 12 acre remainder. Approved April 30, 2002; • 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 (4) acre lot with a +/- 12.51 acre remainder. Approved. <i>Development Permits:</i> <ul style="list-style-type: none"> • PRDP20172099 to 1999-DP-8369: Home-Based Business, Type II, for auto and truck repairs; Expiry: August 3, 2020 <i>Building Permits:</i> <ul style="list-style-type: none"> • 2003-BP-16688; Accessory Building (Garage); Final Inspection January 18, 2008 • 1998-BP-112544; Accessory Building (Shed); Progress inspection January 18, 2008 <i>Assessment History:</i> <ul style="list-style-type: none"> • 1960: Dwelling, Single Detached; 1960: Accessory Building (Garage) • 1965: Accessory Building (Garage); 2003: Accessory Building (Garage) 	
AGENCY SUBMISSIONS: The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	



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.

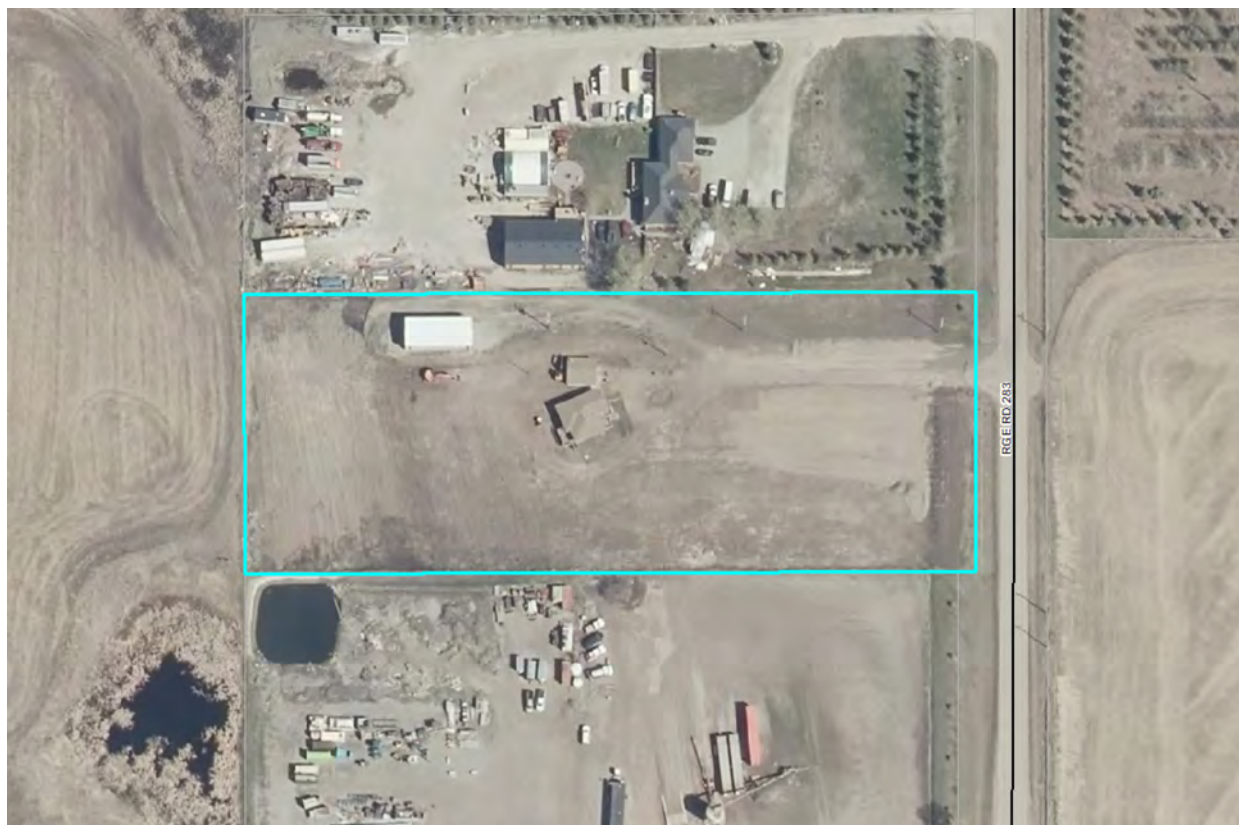
The application is a result of Enforcement Action as the business is occupying onsite, with various elements pre-completed, such as site stripping & grading up to 0.91 m (3.00 ft.) grade change and fencing installation.

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.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> <i>Municipal Government Act;</i> Subdivision and Development Regulations; City of Calgary Intermunicipal Development Plan; 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> Applications Support Package
--	--



<ul style="list-style-type: none"> Land Use Bylaw C-8000-2020 [LUB]; and County Servicing Standards. 	
DISCRETIONARY USE: <ul style="list-style-type: none"> Industrial (Medium) Outdoor Storage 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> Subdivision and Development Appeal Board

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.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JT/lt

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 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 30th day of June immediately thereafter.



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 30th 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.
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.

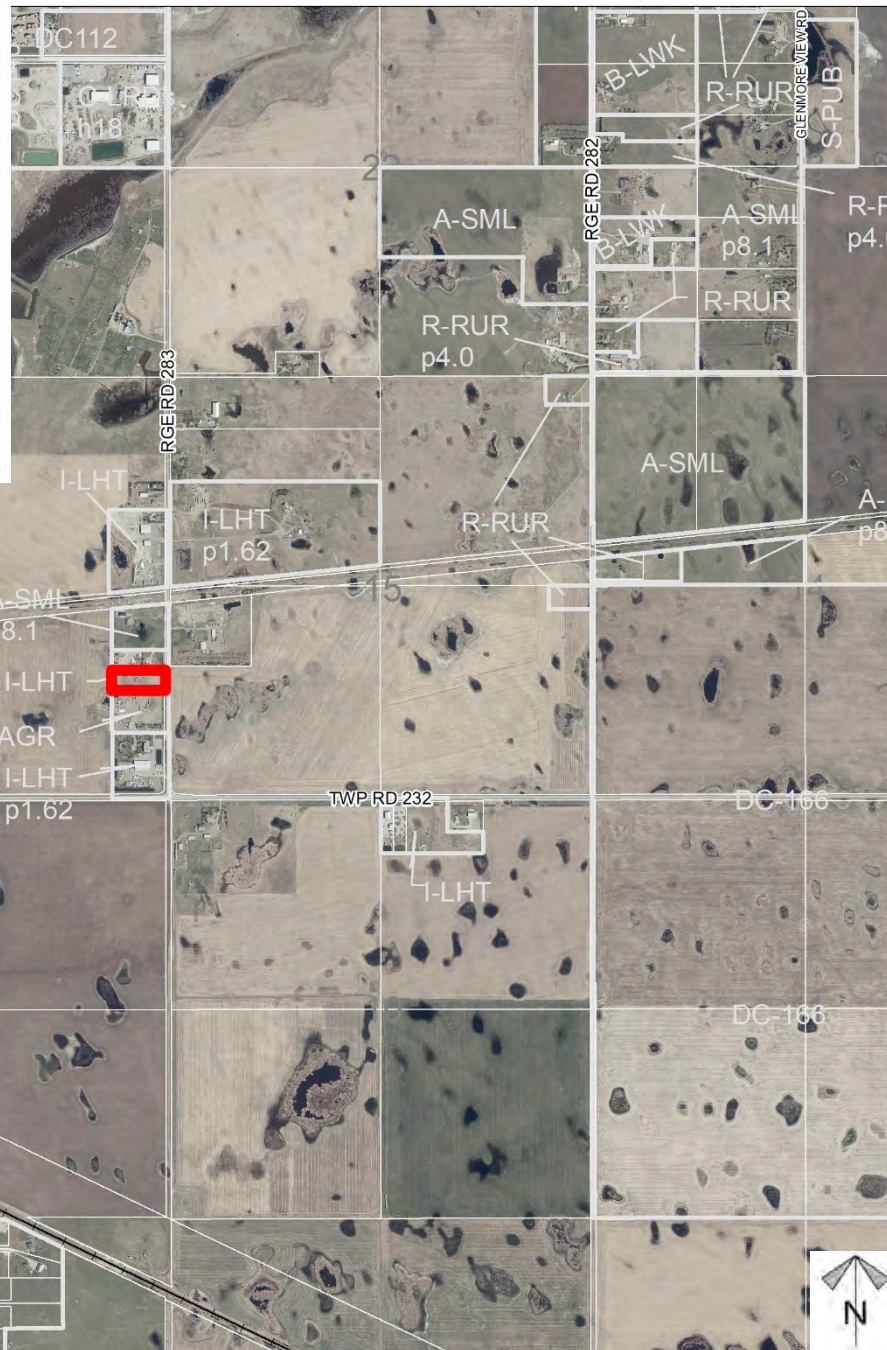
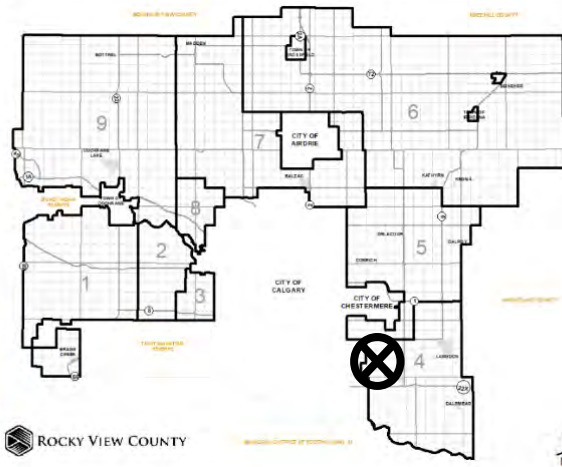
Note: The Applicant/Owner shall be responsible for all Alberta Environment approvals/compensation if any wetland is impacted by the placement of the topsoil, prior to commencement.

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



Location & Context

Development Proposal

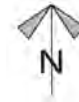
Industrial (Medium) & Outdoor Storage, for a transportation company including truck trailer storage, single-lot regrading, the placement of clean fill, construction of an overheight fence, signage, and relaxation of the location and minimum rear yard setback requirement for Parking and Storage.



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

Development Proposal

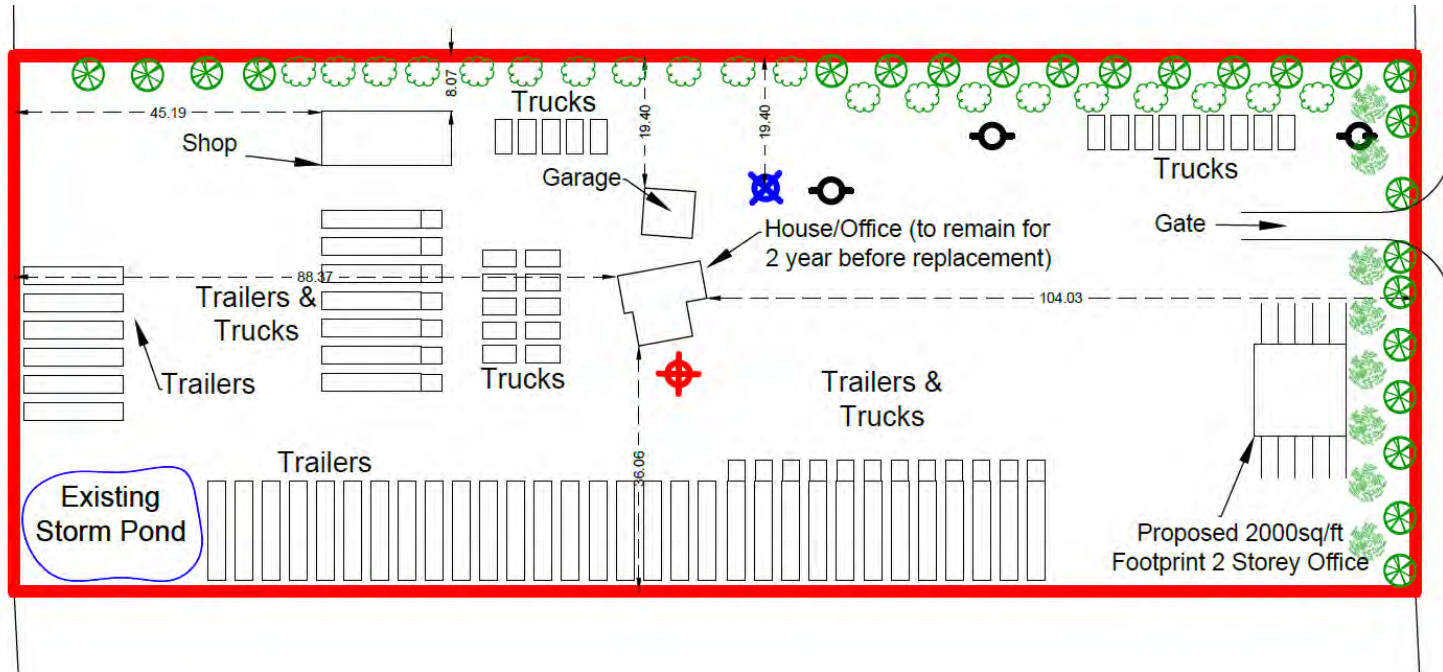
Division: 04
Roll: 03316008
File: PRDP20202115
Printed: Jan 27, 2021
Legal: Lot:1 Block:1
Plan:0214125 within SE-16-
23-28-W04M



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.



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

Notice of Appeal
Subdivision and Development Appeal Board
Enforcement Appeal Committee

Appellant Information

Name of Appellant(s)

Re Jean Levesque, Patrick Roy

Mailing Address

232095 Range Rd 283

Municipality

Rockyview

Province

AB

Postal Code

T1X0K7

Site Information

Municipal Address

232071 Range Rd 283 Rockyview, AB

Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian)

Property Roll #

Development Permit, Subdivision Application, or Enforcement Order #

PRDP 2020 2115

I am appealing: (check one box only)

Development Authority Decision

☒ Approval

☐ Conditions of Approval

☐ Refusal

Subdivision Authority Decision

☐ Approval

☐ Conditions of Approval

☐ Refusal

Decision of Enforcement Services

☐ Stop Order

☐ Compliance Order

Reasons for Appeal (attach separate page if required)

- 1) No Permits Since Beginning in march 2020
 - 2) constantly lie & defy orders to stop work
 - 3) 24 hr 7 Days a week operation (constant noise)
 - 4) Piled snow on Property line (which was raised 2-3 ft and Graded to Drain on our Property & flood our septic field
 - 5) never spoke with us once about Plans and Issues Raised
 - 6) none of our Pictures were shown During vote
 - 7) Storm water managment Plan not Complete!
- According to current Plans water storage pond located on S.W corner of Property but half the yard is now Sloped toward our Property. No Respect!

Plus Garbage on our Property

This information is collected for Rocky View County's Subdivision and Development Appeal Board or Enforcement Appeal Committee under section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP Act) and will be used to process your appeal and create a public record of the appeal hearing. Your name, legal land description, street address, and reasons for appeal will be made available to the public in accordance with section 40(1)(c) of the FOIP Act. Your personal contact information, including your phone number and email address, will be redacted prior to your appeal being made available to the public. If you have questions regarding the collection or release of this information, please contact the Municipal Clerk at 403-230-1401.

Re Jean Levesque
Appellant's Signature
Patrick Roy

March 29, 2021
Date

Received by RVC Legislative Services on April 6, 2021



Decision of the Municipal Planning Commission

This is not a development permit

Planning Protocol 3 Inc. (Rodney Potrie)
2922 3 Ave NE
Calgary, AB T2A 6T7

Development file #: PRDP20202115

Issue Date: March 25, 2021

Roll #: 03316008

Legal description: SE-16-23-28-W04M; Lot 1, Block 1, Plan 0214125

The Municipal Planning Commission conditionally approves the following:

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.

This is not a development permit

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 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

This is not a development permit

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 30th day of June immediately thereafter.

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 30th 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.

This is not a development permit

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.
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.

This is not a development permit

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.
40. That this permit shall be valid for one year from the date of permit of issuance.

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.

It is the responsibility of the applicant to meet and always follow the conditions outlined in this decision. Fines or enforcement action may occur if operating outside of the conditions of approval. Please contact Planning and Development Services at development@rockyview.ca or 403-520-8158 for assistance with this decision or the process for meeting development conditions.

An appeal of the Municipal Planning Commission's decision must be filed to the Subdivision and Development Appeal Board (SDAB) in accordance with section 686 of the *Municipal Government Act*. To file an appeal or for assistance with filing an appeal, please contact Legislative Services at sdab@rockyview.ca or 403-230-1401. More information on the SDAB can also be found at www.rockyview.ca.

Municipal Planning Commission



Jerry Gautreau, Chair

This is not a development permit



ROCKY VIEW COUNTY
Cultivating Communities

20202115

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$2113.74	File Number 03316003
Date of Receipt July 23, 2020	Receipt # 2020024826

Name of Applicant 2249324 ALBERTA LTD Email bal@westernpacifictransport.com
Mailing Address #232071 RANGE ROAD 283 ROCKY VIEW
Primary Contact: 604 374 1611 B. MR. BALWINDER Postal Code _____
Telephone (B) 604 897 9611 (H) DHANOA Fax _____
For Agents please supply Business/Agency/ Organization Name _____

Registered Owner (if not applicant) BALWINDER DHANOA + RAUINDER DHANOA
Mailing Address for 2249324 ALBERTA LTD Postal Code _____
Telephone (B) _____ (H) _____ Fax _____

1. LEGAL DESCRIPTION OF LAND

- a) All / part of the SE ¼ Section 16 Township 23 Range 28 West of 4 Meridian
b) Being all / parts of Lot 1 Block 1 Registered Plan Number 0214125
c) Municipal Address 232071 RGE RD 283
d) Existing Land Use Designation B-1C Parcel Size 4 Division 04

2. APPLICATION FOR

CHANGE OF USE FOR TRUCK TRAILER STORAGE

3. ADDITIONAL INFORMATION

- a) Are there any oil or gas wells on or within 100 metres of the subject property(s)? Yes _____ No ☒
b) Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes ☒ No _____
(Sour Gas facility means well, pipeline or plant)
c) Is there an abandoned oil or gas well or pipeline on the property? Yes _____ No ☒
d) Does the site have direct access to a developed Municipal Road? Yes _____ No ☒

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I _____ hereby certify that _____ I am the registered owner
(Full Name in Block Capitals)

_____ I am authorized to act on the owner's behalf

and that the information given on this form
is full and complete and is, to the best of my
of the facts relating to this application.

knowledge, a true statement

**Affix Corporate Seal
here if owner is listed
as a named or
numbered company**

Applicant's Signature [Signature]
Date July 23, 2020

Owner's Signature _____
Date _____



ROCKY VIEW COUNTY
Cultivating Communities

5. RIGHT OF ENTRY

I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.

Applicant's/Owner's Signature

Please note that all information provided by the Applicant to the County that is associated with the application, including technical studies, will be treated as public information in the course of the municipality's consideration of the development permit application, pursuant to the Municipal Government Act, R.S.A 2000 Chapter M-26, the Land Use Bylaw and relevant statutory plans. By providing this information, you (Owner/Applicant) are deemed to consent to its public release. Information provided will only be directed to the Public Information Office, 262075 Rocky View Point, Rocky View County, AB, T4A 0X2; Phone: 403-520-8199.

I, Randeep Singh, hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.

Signature

July 23rd 2020

Date



FOR OFFICE USE ONLY	
Fee Submitted	File Number
Date of Receipt	Receipt #

If YES – Please describe: Land clearing and grading

Date:

July 23rd 2020



ROCKY VIEW COUNTY
Cultivating Communities

STRIPPING, FILLING, EXCAVATION AND GRADING

FOR OFFICE USE ONLY	
Fee Submitted	File Number
Date of Receipt	Receipt #

Name of Applicant 2249324 ALBERTA LTD

Address of Applicant # 232071 RANGE ROAD 283 Rocky View

Telephone (C) 604 897 9611 (H) _____ (Fax) _____

1. NATURE OF THE APPLICATION

Type of application (Please check off all that apply):

- | | |
|--|---|
| <input type="checkbox"/> Site stripping | <input type="checkbox"/> Re-contouring |
| <input checked="" type="checkbox"/> Filling | <input type="checkbox"/> Stockpiling |
| <input type="checkbox"/> Excavation (including removal of topsoil) | <input type="checkbox"/> Construction of artificial water bodies and/or dugouts |
| <input checked="" type="checkbox"/> Grading | <input type="checkbox"/> Other _____ |

2. PURPOSE

What is the intent of the proposal? To use it for TRUCK TRAILER Storage

Indicate the effect(s) on existing drainage patterns or environmentally sensitive areas (i.e. riparian, wetland, waterbodies) (if applicable)

AREports for Geo Tech + Storm water Management will be submitted in two weeks (by Aug 15th 2020)

☐ The fill does not contain construction rubble or any hazardous substances (please check)

3. TYPE

Height _____

Volume _____ meters cubed

Width _____

Truckload _____ (approximately)

Length _____

Slope Factor _____ (if applicable)

Area _____ square metres

*** Please show all measurements in detail on your site plan.**

4. TERMS AND CONDITIONS

(a) General statement about conditions:

- The Development Authority may include any condition necessary to satisfy a Land Use Bylaw provision, a County Plan, Area Structure Plan, Conceptual Scheme, Master Site Development Plan policy and/or County Servicing Standard.
- Where on-site works are proposed the County may, by condition, require the provision of a Construction Management Plan and/or Stormwater Management Plan.
- The Development Authority may impose any condition to meet a requirement of the Municipal Government Act or Subdivision and Development Regulation.
- As a condition of development approval, the Development Authority may include the requirement to update technical reports submitted with the application.

5. The Development Authority shall impose relevant requirements for the payment of levies associated with Bylaws for transportation, wastewater, water supply and stormwater:
- Transportation Offsite Levy Bylaw;
 - Water and Wastewater Offsite Levy Bylaw; and
 - Such other Bylaws as may be in force or come into force and be applicable to development or activities on or services provided to the subject land from time to time.
6. The Development Authority shall determine any oversizing requirements for services and infrastructure required to be constructed as part of the proposed development. The County will determine Cost Recovery arrangements through preparation and execution of documents prior to endorsement of a plan of survey for registration.

(b) *Technical reports* are defined as any report or any information regarding a matter identified in the Municipal Government Act, Subdivision and Development Regulations, Statutory Plan, County Policy, Servicing Standards or Bylaw.

(c) General statement about technical reports:

- Additional technical reports may be required after the time of application, based upon the ongoing assessment of the application.

(e) All costs of development are borne by the landowner / applicant including, but not limited to, all on and off-site construction works, infrastructure development, securities, levies, contributions, additional fees associated the preparation and review of reports and technical assessments, endorsement fees imposed by the County, registration fees and such other costs as may be associated with the development of the land. Further, that it is the landowner / applicant responsibility to identify and consider all costs of development.

(f) The applicant and landowner acknowledge that not providing the information required in this form or failing to provide accurate information may prejudice the assessment of the application.

(g) The applicant and landowner acknowledge that the County including individual staff members have not provided an advisory role with respect to the preparation and making of this application and that the decision to make the application is entirely that of the applicant and landowner.

(h) It should be noted that while every effort is made to ensure the applicants are provided with clear information regarding the requirement for application, that over the course of the application assessment process, particularly following a full technical review and also following submissions from agencies, additional technical information may be required. In addition to the requirement for further technical information, further justification regarding the merits of a development proposal may also be required.

5. ADDITIONAL INFORMATION

I RANDEEP SINGH hereby certify that
(Print Full Name)

☐ I am the registered owner

☒ I am authorized to act on behalf
of the registered owner

and that the information given on this form and the material provided with this application is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval. Further, I have read, understood and accept the contents, statements and requirements contained and referenced in this document – **STRIPPING, FILLING, EXCAVATION AND GRADING.**

PLEASE PROVIDE ALL OF THE ABOVE INFORMATION. THANK YOU.

7/23/2020
Planning and Development Services
Rocky View County

Cover Letter for Development Permit Application

To Whom It May Concern

We are applying for Development/Operating permit for our property located at
#232071 Range Road 283.
We need to clean/fill & grade to make it suitable for Truck Trailer Storage.

Thank You

Randeep Singh
(For: WP Transport AB Ltd)





PLANNING PROTOCOL
2922 3rd Ave NE Calgary, Alberta T2A 6T7

Work: (403) 230 - 5522
Cell: (403) 703 - 1726
www.planningprotocol.com

February 15, 2021

Rocky View County
262075 Rocky View Drive
Rocky View County, AB, T4A-0X2

Your File _____
Our File P - 720-01

Re: DP # PRDP 20202115
Lot 1 Block 1 Plan 0214125
Rocky View County (containing 4.0 Ac more or less)
Development Permit for Application truck and trailer operation and outside storage

Thank you for your ongoing commitment and assistance on the above DP application. In support of the application, we are supplying the following additional information.

Site Description

This is a (1.61 ha) 4.0 acre parcel located 3 kilometers south of HWY 560 on Range Road 283 see attached map (Figure 1). The land has been recently purchased from the previous owner. As shown on the RPR the site contains an existing house, garage and shop. The former aerial photo shows there was some domestic and natural tree cover on this site. The site has been used for various light industrial uses over the past decades.

Access to the Lot and existing approach is directly west off of Range Road 283. Safe sight distances in both directions exist at this location. The home and accessory buildings are serviced by way of water well, septic tank and field which have operated successfully for many decades. The site was and is still relatively flat with very little relief.

An Oil Well Facility exists in the north east of the site approximately 1300 meters to the NE. In this location there exists both a sour gas well as well as a suspended gas well. See "AER One-Stop" attachments. Both of these well facilities meet the required setbacks for this development.

Surrounding Land Uses

The adjacent uses are mostly light industrial uses of similar sizes. (See land use map attached).

Geography and Topography

The site is relatively flat and experiences only 2 – 3 meters of relief from the highest point in the SE and the lowest in the NW portion of the lot. There are no site drainage issues for this site. All storm water will be contained on site and no drainage will be allowed to leave the site. there is a stormwater pond constructed in the south west corner of the site which currently serves as a collection pond for the site. the existing storm pond seems to be adequately servicing the site

at this time. The entire site drains to this location. There should not be any future drainage problems for this site.

The Proposal

The proposal is to seek approval for a truck and trailer along with outside storage operation on this Lot. The designated areas are shown on the site plan. This type of use is consistent with the land use Industrial Light (IL) as well as being consistent with the adjoining uses which are essentially light industrial as well. The idea is to convert the existing house into a temporary office for the truck and trailer operation along with outside storage. The house eventually be converted to an office and it and the other buildings will act as office and temporary structures as the administrative satellite hub for main office is located in Vancouver. Vancouver is a major western Canadian hub for all shipping to western Canada. All of those goods need to be shipped to destinations east of Vancouver. West Pacific Transport Ltd fulfills that niche market. They haul many products from port of Vancouver to points across western Canada. This site will act as a satellite hub for those shipments. There will not be many trucks hauling out of this site daily but this site will act more as a storage facility for trucks, trailers and trailers loaded with products that are waiting to be delivered. Due to the value and nature of these operations, it is necessary to have the site secured. There fore a perimeter fence with 3 strand barbed wire on top is required (already installed). There will also be motion censored security cameras on site. It is estimated that when at full capacity there will be 25 – 30 trailers on site as well as 20 – 25 trucks. There will also be other outdoor storage such as “C” cans. All of this will be included inside of the perimeter fencing as well as the landscaping of trees and shrubs. (see attached landscaping plan)

Hours of Operation

The normal hours of operation will be mostly week-days morning and afternoons from 7:00AM - 6:00PM. There may be the occasional truck delivery outside of these hours of operation, but it will be rare. The only reason for trucks arriving outside of these hours will be caused from reasons out of the trucker's control, like; road closures, weather conditions, motor vehicle accidents, or truck breakdowns. Truck traffic will be minimal and very sparse on weekends. The operating trucks will be completing their deliveries from Vancouver. There will not be many truck movements during the day as this site is mostly for truck storage and trailer storage. There will be some temporary storage of “C” Cans while they await delivery. The site currently employs 3 fulltime people who live offsite.

There will be no maintenance of trucks on site. At no time will there be trucks left idling for extended periods of time.

Should things change in the future, that will be the subject of another DP application.

Parking

Parking of trucks and trailers will generally be as shown on the site plan. Due to the large turning radius of all of these trucks and trailers there will be limited area where they can safely maneuver in order to make a safe entrance and exist. The disconnected trailers will be temporarily parked around the perimeter (also shown on site plan)

The site will be kept clear of all dust as a recycled asphalt product has been added to the surface.

Employee car parking will be restricted to the area around the existing office and garage. Eventually when the new office is built the car and small vehicle parking will surround that new structure. (See site plan.)

Access

Access to the site will be from HWY 560 (Glenmore Trail) south bound on Range Road 283 to the site. Range Road 283 is a paved road and the site has safe sight distances in both directions. The total distance on county road is approximately 2.8 kms from SH 560 (Glenmore Trail). This prime transportation link is crucial to this site being valued as an easily accessed site without any disruptions. It is recognised that, for safety reasons the county wants to minimise any new access points off of this range road. This application does not propose any new accesses as it will utilize the existing access. The existing access is sufficient for the needs of this DP. All the necessary safety requirements can easily be met (i.e. safe site distances in both directions).

Traffic

Currently there will be the equivalent of an average of less than 7 trucks that will leave the site in the morning and be returning in the evening making deliveries to Edmonton and beyond. It is the intent to NOT have anyone living in the residence so there will be drivers that will drive to the site and pick up their truck and delivery instructions for the day and return in the evening for those completing day trips. There will be many who have deliveries that are longer than just day trips and they will return once their trips to BC, Saskatchewan, Manitoba, etc. are completed.

It is anticipated that there will be corporate growth over a 2-year period that hopefully will increase these numbers, but that will be the subject of another DP application that will involve construction of a large building onsite if and when growth occurs.

Signage

We will have at most one small sign (2'X 3') located at the driveway. Signage is not a large requirement for this business to operate. Much of their business is generated and dictated from Vancouver (head office). Business is not dependant on signage and there will be no clientele ever directed to this site. There will be only employees and company related attendees on this site. The only other signage will be the posting of security surveillance signage to deter an unwanted criminal element. These signs will be small, (maximum 2'X 3'). (See attached.)

On Site Improvement

Stripping & Grading

The site has been stripped of all black dirt (topsoil) and removed from this site.

The site was then graded by a contractor. As soon as an approved DP is granted the owner will proceed to fulfill the conditions of conditional approval. Planning Protocol has been retained as a consultant to complete the processing of the DP application.

Fencing

A 6' perimeter chain link fence has been constructed on property line except the east side fence which is set back several meters so-as to allow for substantial landscaping outside of the fencing. (see attached photos) A fence is required for security reasons. The fence that has been installed is higher than the normal 5 ' fence that is allowed. This fence is 6ft tall with an 18" extension with 3 strands of barbed wire on top. We are officially requesting permission for an over height fence in-order to act as a deterrent to burglars, thieves, and other criminal elements. If required the owner will install screening slats on the north property line and the south property line.

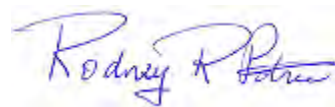
Landscaping

Landscaping will consist of trees and shrubs. There will be a generous combination of coniferous and deciduous trees. There will also be a selection of hearty shrubs. All trees and shrubs will be local variety, which thrive in the local climate and require relatively little maintenance.

The landscaping will be mostly on the front (east side) and the north side. The other two sides (south and west sides) will have future development on them which will require removal of this landscaping, at some future time even if we were to install landscaping on these sides. (See attached site plan.)

Should you have any questions feel free to call me?

Sincerely,

A handwritten signature in blue ink that reads "Rodney R Potrie".

Rodney R Potrie MCIP, BaSC , RPP, AACIP, ACP CET, ADOA
Planning Protocol
President & CEO
P-720-01 Balwinder DP. Aug 14.2020