

# Schlichenmayer Proposal

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## Master Site Development Report

SE-32-23-28-W04M being Plan 9210992, Block 2, Lot 1;  
235091 Range Road 284, Rocky View County

Aerial of Subject Property and Other Industrial Properties in the Area



Carswell Planning



Submitted, October 2019

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**Project:** Schlichenmayer Proposal  
Master Site Development Plan in support of Redesignation

**Location:** 235091 Range Road 284 in Rocky View County (RVC)

**Proposal:** Amendment to redesignate lands from Residential Two (R-2) to Industrial – Industrial Storage (I-IS) in the existing Land Use Bylaw aka Industrial – Heavy (I-HVY) in the Draft Land Use Bylaw

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## Introduction

This report is to satisfy Rocky View County's (RVC's) County Plan, Bylaw C-7280-2013 Section 29 and Appendix C, Section 3 that deals with Master Site Development Plans (MSDP). The Janet Area Structure Plan requires a local plan for the subject lands, being SE-32-23-28-W04M, municipally known as 235091 Range Road 284, Rocky View County, AB. Typically, a local plan for 4.19 ha (10.34 acres) is a MSDP and not a Conceptual Scheme (CS).

The proposal is generally for RV Storage and Industrial use. There are no wetlands on the property; no changes are expected for water or sewage; traffic isn't expected to increase; operations would be during daytime hours with the property fenced and landscaped.

## Scope of MSDP

The MSDP emphasis is on site design with the intent to provide Council and the public with a clear idea of the final appearance of the development. More specifically, it is to "address:

- a) building placement and setbacks;
- b) building height and general architectural appearance;
- c) parking and public lighting;
- d) landscaping for visual appearance and/or mitigation measures;
- e) agriculture boundary design guidelines; and
- f) anticipated phasing."

An **Operational Plan** forms part of the MSDP to fulfill criteria previously mentioned, basically hours of operation and how the facility is looked after.

## Owners

Larry and Patricia Schlichenmayer, E-Mail [Larrys@cordate.com](mailto:Larrys@cordate.com) , Phone 403-973-6662

## Agent

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Office Address: #200, 525 – 28th St, SE Calgary, AB T2A 6W9 (Remax Complete Commercial)  
Mailing Address: P.O. Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7

## Location

The proposal is located in east Rocky View, south of Chestermere in the Janet industrial area. Geographic coordinates are approx. 51° N, 113° 52' W. The address is 235091 Range Road 284.

## Legal Description

The subject lands are 4.19 ha (10.34 acres), legal description Plan 9210992; Block 2; Lot 1.

Figure 1: Aerial Images of Site shows the site in SE-32-23-28-W4M, RVC and an accompanying inset of the property itself showing the existing dwelling and large workshop at the eastern portion of the property with access to Range Road 284. The owners currently live at this residence.

**Figure 1: Aerial Image of Site**



## Evaluation of Planning Policies

### Rocky View County Municipal Development Plan (County Plan)

RVC's County Plan, Bylaw C-7280-2013 provides goals, policies and actions for development within the County. The proposal is in an Area Structure Plan where growth is focused. This proposal supports the ASP as well as the County goal of economic development.

### Janet Area Structure Plan (ASP)

#### Introduction

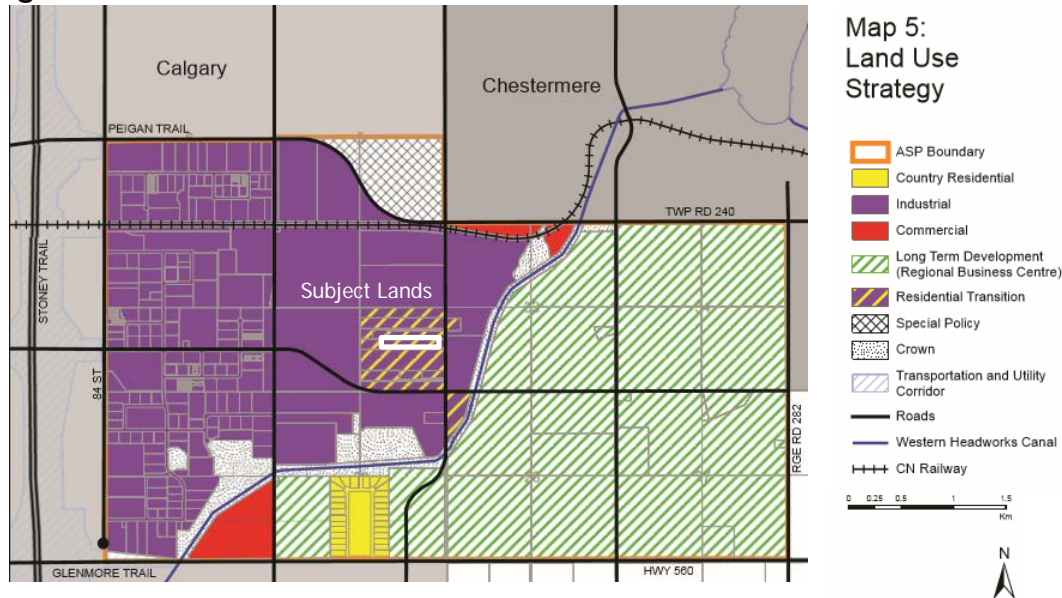
The subject lands are within the Janet Area Structure Plan (ASP), Bylaw C-7418-2014 and is expected to initiate review late 2019. The MGA requires that all statutory plans adopted by a County must be consistent with each other. The ASP is the guiding document for this proposal. An ASP describes:

- the sequence of development proposed for the area;
- land uses proposed for the area, either generally or with respect to specific parts of the area;
- density of population proposed for the area either generally or with respect to specific parts of the area;
- general location of major transportation routes and public utilities; and
- may contain any other matter the Council considers necessary.



Figure 2: Transition to Industrial, shows the subject parcels fall within the Residential Transition area (as shown on ASP Map 5) referring to residential parcels that are near or adjacent to future industrial development areas. As such, the policies of Section 8.1 apply. The area is already transitioning to industrial use as evidenced by the neighbouring property to the south.

**Figure 2: Transition to Industrial**



This MSDP is intended to satisfy the requirement of a local plan, as stipulated in Section 8.1 and 10.5 of the ASP.

Section 10.5 of the ASP states, "The local plan shall:

- ensure that the type of uses for the industrial area are consistent with those identified in policies 10.3 and 10.4;
- where necessary, provide a strategy to mitigate offsite impacts;
- address the policies of this Plan regarding the Business-Residential Interface and Agricultural Interface, where required;
- address the County's Commercial, Office and Industrial Design Guidelines and document how the local plan meets those guidelines; and
- provide for high quality development through landscaping, lot, and building design."

Section 10.3

#### Intent of the ASP as it relates to Industrial Land

Section 10 of the ASP speaks to industrial objectives which include:

- Support the development of industries associated with the provincial and regional economic base such as construction, manufacturing, transportation, warehousing, distribution logistics, and oil and gas services.
- Support the development of a well-designed, industrial based, Regional Business Centre.
- Provide for the growth of local and regional employment opportunities.

- Provide for an efficient pattern of development and phasing.
- Support an orderly transition from existing agricultural, residential, and recreational uses to industrial uses.
- Promote financial sustainability by increasing the County's business assessment base.

#### Intent of the ASP as it relates to the Subject Lands

The area west of the Western Irrigation Canal is targeted for immediate business growth, while the area east of the canal is for longer-term growth in order to allow for development of stormwater infrastructure and Plan build-out to the west. The proposal is targeted for immediate business growth. The uses proposed support transportation and warehousing.

#### Transportation and Canal

Crown Land and Western Headworks Canal: The Western Headworks Canal, located on a linear strip of Crown Land, is located on the quarter-section east of the subject lands. This canal system is used to facilitate the irrigation requirements of local agricultural operations. The land also contains a regional pathway and trail system that provides recreational opportunities for the regional population. The canal is located approx. 0.4 km east of the property and bends approx. 1 km south.

Figure 3: Subject Lands and Transportation, shows CN Railway is located approx. one quarter-section north of the property and travels in an east-west direction (as shown on ASP Map 7).

Network improvements will be required to facilitate new industrial and commercial growth together with interchange / intersection upgrades and development of internal collector and local roads. There are future plans for the extension of 61 Ave. SE as a major – 4 Lane road into RVC, to be located approx. half a kilometer south of the property.

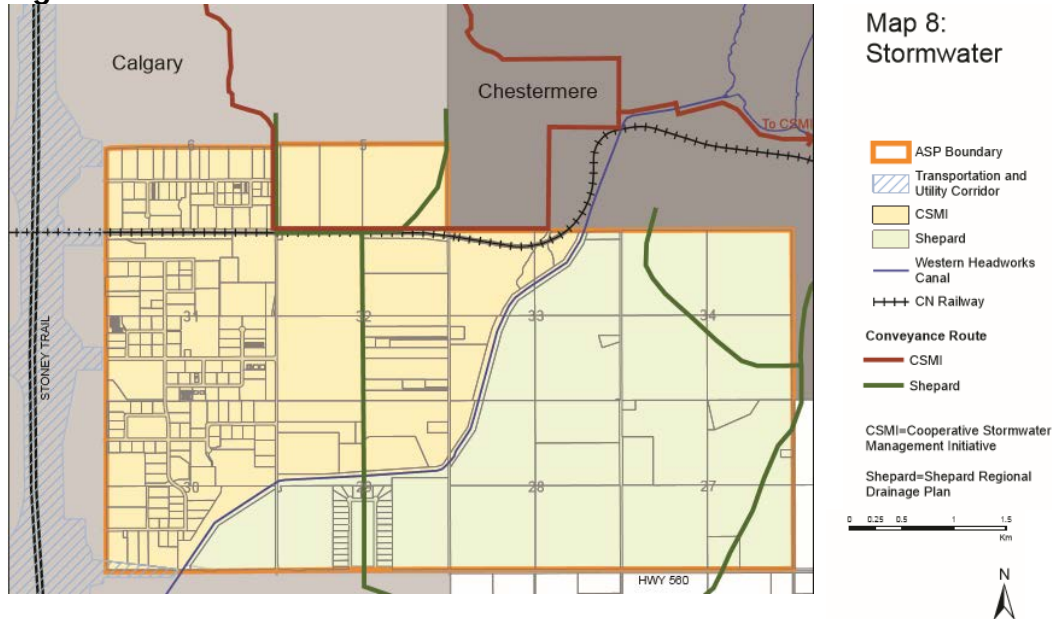
**Figure 3: Subject Lands and Transportation**



## Stormwater

Section 23 of the ASP addresses stormwater. Figure 4: Stormwater Uses Canal, shows the area west of the Western Irrigation Canal is part of the Cooperative Stormwater Management Initiative (CSMI) which proposes the use of the Western Irrigation District (WID) canal system and right-of-way as a medium-term conveyance solution (as shown on ASP Map 8).

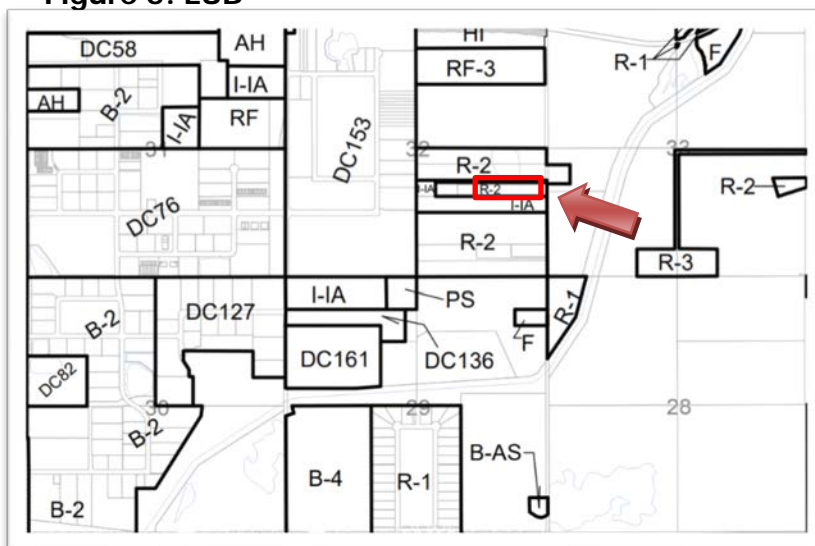
**Figure 4: Stormwater Uses Canal**



## RVC Land Use Bylaw (LUB)

Figure 5: LUB, details each Land Use District. Lands are currently Residential-Two (R-2). Recently, lands south of the property and the driveway north of the property were redesignated from R2 to Industrial – Industrial Activity (I-IA). The Schlichenmayer proposal is for Industrial Storage (I-IS).

**Figure 5: LUB**





Industrial – Industrial Storage (I-IS)

I-IS is outlined in Section 76 of the Land Use Bylaw.

"The purpose and intent of this district is to accommodate the outdoor storage of vehicles and equipment including RV's, trailers, farming implements, self-storage, and similar businesses where temporary storage is the primary use. A high standard of visual quality will be applied to these developments, including landscaping and screening, and consideration is given for visual impacts to adjacent land uses."

Permitted uses that are likely include:

- Building Accessory buildings
- Commercial Communications Facilities (Types A, B, C)
- Dwelling unit, accessory to the principal business use
- Government Services
- Mini-storage
- Office, ancillary to the principal business use
- Signs

Discretionary uses include:

- Accessory uses
- Auctioneering services
- Outside storage
- Outdoor storage, recreational vehicle
- Outdoor storage, truck trailer
- Storage area
- Warehouse

Development Permit applications for both permitted and discretionary uses are evaluated by RVC.

Specifically, Outdoor storage, recreational vehicle means, "An industrial area of land set aside or otherwise defined for the outdoor storage of vehicle, recreation and vehicle, motor sport." Warehouse means, "The use of a building or portion thereof for the storage and distribution of materials, goods or products, but does not include a warehouse store."

The parcel size of the subject lands, being 4.19 ha (10.34 acres), fits within the parameters for this proposed land use district 1.62 ha (4 ac.) – 6.09 ha (20 ac.). The existing dwelling and accessory building more than meet the setback requirements.

Section 25.4 (g) for visual impacts and screening notes, "To the satisfaction of the County, the following shall be enclosed from view or screened to soften the visual impact on proximal sites, roadways, and public thoroughfares."

Landscaping and screening is addressed, "26.1 The Development Authority may prescribe or approve screening for uses which involve the outdoor storage of ...vehicles and similar uses."

"26.5 All yards and all open spaces on the site of business developments (excluding ...outdoor storage) shall be required to be landscaped with trees, shrubs, sod, or suitable hard landscaping..."

The landscaping strip is to be at least 4 m width in front yards and side yards adjacent to a road. The proposal intends to provide landscaping on the property's perimeter.

Section 30.3, as it applies to RV parking, notes, "(c) Every off-street parking (j) a minimum of 9.00 m (29.53 ft.) driveway is required in front of stalls for outdoor storage of any vehicles..." There is sufficient room for maneuvering RVs in front of the parking stalls. A Parking Plan will be submitted at the DP stage.

Section 31.7 notes, "...all outdoor storage, recreational vehicle...shall be accessed by a paved road that meets or exceeds County Standards, up to the property line where user access to the storage site is gained." This is the case for this proposal with Range Road 284 fronting the property.

Matters to address for Outdoor storage, recreational vehicle at the Development Permit stage include provision of a dump station, as per Section 76.8(g). Further, there shall be no storage of hazardous materials or goods on site.

### **RVC Land Use Bylaw - Engagement Draft (draft LUB)**

The recent thinking by RVC is to revamp the existing Land Use Bylaw to new districts with new policies affecting land development.

Table 6 of the draft LUB has parking and loading provisions calculating the number of stalls based on use. Industrial (Heavy) is 1 per 100 m<sup>2</sup> of gross floor area. Table 7 of the draft LUB is represented without a special provision for RV stalls. For parking areas larger than thirty (30) stalls in Industrial Districts, a Parking Lot Plan that addresses parking requirements and landscaping design shall be completed as part of the Development Permit application to the satisfaction of the Development Authority.

Most policies resemble that of the existing LUB. The proposal is prepared to address the statutory document of the day at the anticipated time of submission of a DP application.

## The Site

### Building Placement and Setbacks

The existing buildings are not proposed to be altered in any significant manner. Figure 6: Rendering of Proposed RV Storage and Warehouse, shows the dwelling is centered front to back and towards the eastern property line with appropriate setbacks. A large garage is located further back near the southern property line. The envisioned use that is proposed, but not limited to, is Recreational Vehicle (RV) Storage. An addition to the garage of 929 m<sup>2</sup> (10,000 ft.<sup>2</sup>) for additional industrial floorspace is also envisioned.

**Figure 6: Rendering of Proposed RV Storage and Warehouse**



### Building Height and General Architectural Appearance

Appendix B of the ASP provides landscaping and design guidelines. The colours, materials and finishes of all buildings shall be coordinated to achieve a reasonable continuity of appearance. At the Development Permit stage

The dwelling building height and general architectural appearance continues to resemble a residential dwelling. A proposed warehouse is a garage addition of approx. 929 m<sup>2</sup> (10,000 ft.<sup>2</sup>) would match up with the existing walls and project towards the driveway to the north.

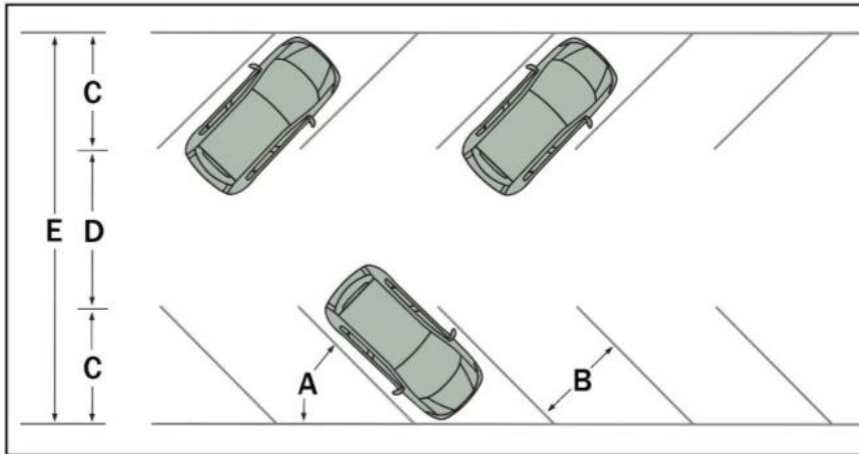
### Parking

Ample parking currently exists as a gravel area in proximity to the garage. The driveway is proposed to remain gravel and would be extended to access the RV storage lots. With the proposed layout and landscaping along the northern and western property, approx. 500 RV lots are proposed (six internal pods of 70 and 110 along the south). Table 1: Parking Dimensions, shows a comparison of

the current LUB and the LUB -draft shows the parking stall configuration.

**Table 1: Parking Dimensions**

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
	Angle of Parking	Stall Width	Stall Depth to Aisle	Aisle Width
LUB -draft	60 degrees	2.6 m (8.5 ft.)	6.5 m (21.3 ft.)	5.5 m (18 ft.)
LUB (RVs)	n/a	2.98 m (9.8 ft.)	6.99 m (22.96 ft.)	n/a
Proposed	60 degrees	3 m (10 ft.)	7 m (23 ft.)	7 m (23 ft.)



### Landscaping and Screening

Appendix B of the ASP provides landscaping and design guidelines. The perimeter of the property already has landscaping of coniferous trees within the 4 m width. The Alberta Government publication, "A Guide to Using Native Plants on Disturbed Soil" will be referenced for information on the use of native species in order to have a better chance of survival for plantings.

A proposed addition to the garage of approx. 929 m<sup>2</sup> (10,000 ft.<sup>2</sup>) acts to screen the RV trailer parking from Range Road 284. The existing trees on the northern property line will be supplemented with additional vegetation to screen the RV trailer parking from the driveway to the north. Similarly, the western property line will have additional screening to the residence to the west. As for the southern property line, a future public road is proposed on the property to the south and this will be screened as well.

The outdoor storage, recreational vehicles area will be fenced or walled for security purposes. Fencing shall be inside the existing and proposed planted trees. A Landscaping Plan will be provided at the DP stage.

## **Public Lighting**

In keeping with the character of its country setting, lighting is proposed to be dark sky friendly. RV parking which is illuminated will have all lighting positioned in such a manner that ambient light falling onto abutting properties is minimized. The intent is to ensure that all light fixtures installed maximize their effectiveness and security on the property and minimize impact beyond the property to avoid direct glare on surrounding properties or on the night-sky. Details are provided at the DP stage.

## **Traffic**

Traffic is not seen as an issue, given the use. RV storage typically does not see traffic during the off-season. There are sufficient sight-lines at the existing entrance for the proposed use.

## **Potable Water**

The uses proposed do not place a burden on the existing well to the dwelling. No hook-ups to the water supply will be provided. The site is for outdoor storage and not occupancy.

## **Sanitary Sewage**

Similarly, the uses proposed do not place a burden on the existing sanitary sewage through a private septic system to the dwelling. No hook-ups to the water supply will be provided. The site is for outdoor storage and not occupancy.

RVC Servicing Standards 507.2 Industrial, Commercial and Institutional (IC&I) Private Wastewater Treatment Systems and Disposal Systems notes, "The County generally requires sewage holding tanks for IC&I PSTS. Where proposed, the septic field method of sewage disposal must be fully engineered and justified for all IC&I lot developments. The use of septic fields for other than normal domestic sewage will not be supported by the County." Should there be a need for a holding tank in the future, it could be easily located on the property.

## **Storm Water**

There is no significant change to the site which would warrant a storm water management report, as confirmed by RVC administration. A linear ditch along the eastern property line functions for any overland flow.

The RV storage site is proposed to remain as grassed with gravel driveways and not add to the impervious surface for stormwater. The warehouse site is proposed on the already gravelled parking area as an addition to the garage.

## **Topographic Contours**

The subject lands are relatively level. No land grading is proposed that would change this. The property to the south indicated possible drainage towards the subject lands which should be intercepted through the use of ditching and not interfere with the subject lands.

## **Environmental Features**

No environmental features were found on the subject lands. Figure 7: Alberta Environment Wetland



Mapping, does not show a wetland feature on the property.

**Figure 7: Alberta Environment Wetland Mapping**



### **Garbage Removal**

Any recreational vehicle dump stations, liquid effluent and garbage collection and disposal will be carried out by local contractors.

### **Security**

Outdoor and indoor video surveillance could be installed with sensor-operated outside lighting. The facility will be fenced with a sliding gate, a security system and surveillance cameras located throughout the property. A third-party company could also be engaged to provide security services to the facility at night. Consideration is given to dark sky friendly lighting.

### **Operations Plan**

The following operations plan addresses most of the aforementioned matters.

#### **Operations Plan**

1. This facility will be operated every day from 7 am to 8 pm with a gated entry.
2. Anyone visiting the site will be expected to sign-in or visit the main building for verification of lawful entry.
3. Outdoor (parking lot, snow removal and landscape) maintenance will be taken care by local contractors
4. Maintenance of recreational vehicle dump stations, liquid effluent and garbage collection and disposal will be carried out by local contractors.
5. The site will be equipped with outside sensor lights and fire extinguishers.
6. This facility will be fenced with a sliding gate, a security system and surveillance cameras located throughout the property.
7. Lighting throughout the property will be positioned in such a manner that ambient light falling onto abutting properties is minimized. Night sky friendly lighting is encouraged.

**Public Engagement**

Visits by the owner to neighbouring properties resulted in a number of letters of support. To date, seven (7) letters of support have been provided.

**Conclusion**

After careful consideration of policies, meetings with RVC staff and public engagement, Carswell Planning recommends support for the proposed Land Use Redesignation followed by a DP recognizing industrial use on the subject lands.

Respectfully submitted,



Bart Carswell, MA, MCIP, RPP

9210992

M.D. OF ROCKY VIEW NO. 44

SOUTH ALBERTA  
LAND REGISTRATION OFFICE

9210992

I certify that the within instrument  
is duly Entered and Registered in the Land  
Titles Office for the South Alberta Land  
Registration District of Calgary.

Register  
MAY 27/1992  
921124658

DISPOSITION OF MUNICIPAL RESERVES  
BY CASH - IN - LIEU PAYMENT FOR  
LOT 2 AND LOT 3.  
CONCURRENT REGISTRATION OFFICE  
(1) EASEMENT OF ROADWAY ACQUAINTANCE  
(2) CONVEY BY VIRTUE OF AN  
AGREEMENT FOR ACQUISITION OF LAND.



# PLAN OF SURVEY SHOWING A SUBDIVISION

AFFECTING  
BLOCK 2 PLAN 741-0673

IN THE  
S.E. 1/4 SEC. 32 TWP. 23 RGE. 28 W.4M.  
M.D. OF ROCKYVIEW NO. 44  
ALBERTA  
1992

BLAINE L. BENSON A.L.S.  
SCALE 1:2500

## LEGEND:

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.  
STATUTORY IRON POSTS FOUND SHOWN THUS .....  
STATUTORY IRON POSTS PLANTED ARE STAMPED P042 AND ARE SHOWN THUS .....  
ALBERTA SURVEY CONTROL MONUMENTS FOUND SHOWN THUS .....  
AREA TO BE REGISTERED BY THIS PLAN SHOWN THUS .....  
AND CONTAINS 5 LOTS CONSISTING OF 8.122 ha.  
TEMPORARY POINTS SHOWN THUS .....X

## SURVEYOR'S AFFIDAVIT:

I, Blaine L. Benson, of the City of Calgary, Alberta Land Surveyor, make oath and say:  
1. that the survey represented by this plan was made under my personal supervision,  
2. that the survey was made in accordance with good surveying practices and  
in accordance with the provisions of The Surveyors Act,  
3. that the survey was performed between the dates of April 19th and 26th, 1992,  
and that this plan is true and correct and is prepared in accordance with  
the provisions of The Land Titles Act.

Sworn before me at the City of Calgary, in the  
Province of Alberta, this 30th day of April, 1992.

Blaine L. Benson  
ALBERTA LAND SURVEYOR  
A Commissioner for Oaths in and for the  
Province of Alberta.  
Robert M. Weber My appointment expires  
June 5, 1992.

Blaine L. Benson  
ALBERTA LAND SURVEYOR



## WITNESS AFFIDAVIT:

I, Arthur Durant, of the City of Calgary, in the Province of Alberta, make oath and say:  
That I was present and did see Robert H. Hartwell & Kathy M. Presley, named in this plan  
who are personally known to me to be the persons named herein, sign and execute the same  
for the purposes named therein.  
That the same was executed at the City of Calgary, in the Province of Alberta, and that  
I am the subscribing witness thereto.  
That I know the said Robert H. Hartwell & Kathy M. Presley  
and they are in my belief of the full age of eighteen years.

Sworn before me at the City of Calgary,  
in the Province of Alberta this 27th day of May 1992

James W. MacLeod  
A Commissioner for Oaths in and for the  
Province of Alberta.  
James W. MacLeod  
Commission expires January 9, 1993.

Arthur Durant  
Witness

REGISTERED OWNERS: C. OF T. NO. 911 123 637

Robert H. Hartwell  
ROBERT H. HARTWELL

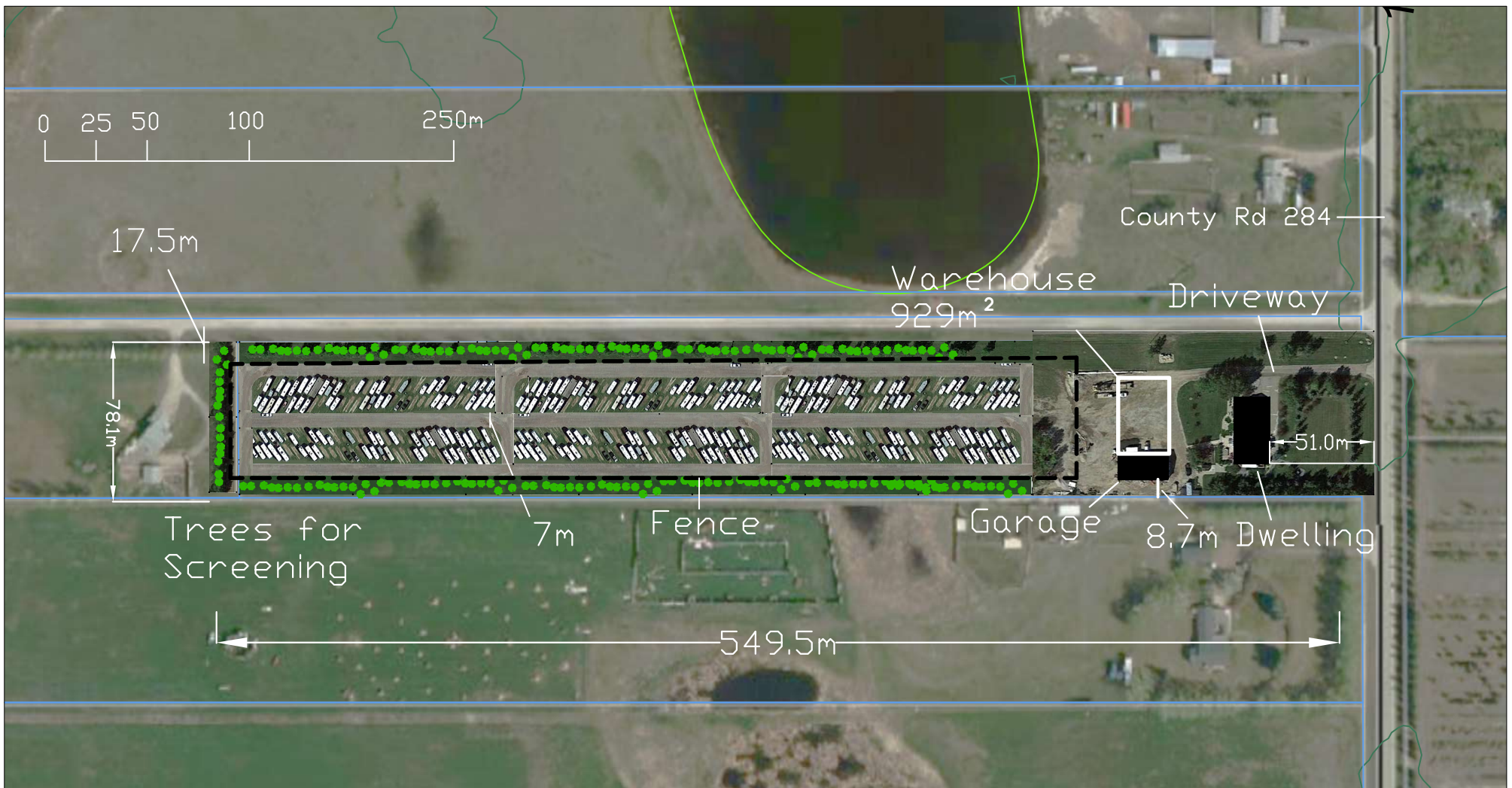
Kathy M. Presley  
KATHY M. PRESLEY

Witness

Job No: 992109  
Acad File: 992109  
Stick No: 1923

J. STUART ENGINEERING & SURVEYING LTD.  
400, 502 - 12th Avenue S.W.  
Calgary, Alberta T2K 1J1  
Phone 234-8018 Fax 255-2813

9210992



Subject Lands  
4.186 ha (10.34 acres)

Plan 9210992 Block 2, Lot 1  
Title No. 051 485 254  
SE-32-23-28-W4M

Municipally known as  
235091 Range Rd. 284

Firm Name and Address

Carswell Planning Inc.  
Bart.Carswell@carswellplanning.ca  
587 437-6750

Prepared by:  
William George

Date  
Oct. 11, 2019

Sheet



"No hurdle too high"

Project Name and Address

Schlichenmayer  
Landscape Plan

Residential Two (R-2)  
to  
Industrial-Industrial Storage (I-IS)

