

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 5

DATE: June 9, 2021
APPLICATION: PRDP20211394

FILE: 03331032

SUBJECT: General Industry, Type II / Discretionary use, with no Variances

APPLICATION: General Industry, Type II (existing building), construction of an office building addition.

GENERAL LOCATION: Located approximately 1.21 km (3/4 mile) south of Twp. Rd. 240 and 1.61 km (1 mile) west of Rge. Rd. 284.

LAND USE DESIGNATION: Direct Control District 76 (DC-76), under Land Use Bylaw C-4841-97

EXECUTIVE SUMMARY: This proposal is for the construction of a two-storey office addition to an existing office building. The site is occupied by Balzer's Canada Inc., an industrial construction and plant maintenance company. The site is developed with an office building, a shop building, and a cold storage building. The addition has a footprint of 83.60 sq. m (899.86 sq. ft.) and a gross floor area of 167.20 sq. m (1,799.73 sq. ft.). There is adequate parking available onsite to accommodate the additional office space. The exterior matches the existing office building and it meets all regulations of DC-76. As the addition is to be constructed on an existing paved surface, there are no stormwater management concerns.

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

OPTIONS:

Option #1: THAT Development Permit Application PRDP20211394 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20211394 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Sandra Khouri, Planning & Development Services

**APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application 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; • Municipal Development Plan; • Land Use Bylaw C-4841-97; • DC-76; • Patton Conceptual Scheme; • Janet Area Structure Plan; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
PERMITTED USE: <i>General Industry, Type II</i> is a discretionary use in DC-76	DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission

Additional Review Considerations

The principal development permit (2010-DP-14107) has a Development Completion Certificate.

Conditions were set based on the following items:

Parking

- General Industrial: 1 stall per 100.00 sq. m
 - Cold storage: 579.70 sq. m / 100.00 sq. m = 5.80 = 6 stalls
 - Shop: 580.60 sq. m / 100.00 sq. m = 5.81 = 6 stalls
- Office: 3.4 stalls per 100.00 sq. m
 - 501.60 sq. m / 100 sq. m = 5.02 * 3.4 = 17 stalls
- Total Required: 29 stalls
- Proposed: 32 existing stalls (no changes)

Landscaping

- Existing landscaping provided as part of 2009-DP-13860 (no changes)

Transportation

- **Prior to Release:** That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
- **Prior to Occupancy:** That prior to building occupancy, the Applicant/Owner shall pave the approaches from Wrangler Drive and 61st Avenue in accordance with the requirements of the County's current Servicing Standards. Once paving is complete, County Road Operations shall perform a site inspection of the approaches and adjacent ditch(es) to ensure restoration is complete. (*Note: this condition is carried forward from PRDP20154202*)



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CONCLUSION:

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

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

SK/llt

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



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

1. That General Industry, Type II, construction of a two-storey addition to an existing office building, may take place on the subject land in accordance with the approved site plans and drawings prepared by Big Bear Tech, dated March 19, 2021 (Project No. 21-609). This approval includes:
 - i. The construction of an office addition, with a footprint of 83.60 sq. m (899.86 sq. ft.) and a gross floor area of 167.20 sq. m (1,799.73 sq. ft.).

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Prior to Occupancy:

3. That prior to building occupancy of the addition, the Applicant/Owner shall pave the approaches from Wrangler Drive and 61st Avenue in accordance with the requirements of the County's current Servicing Standards.
 - i. Once paving is complete, County Road Operations shall perform a site inspection of the approaches and adjacent ditch(es) to ensure restoration is complete.

Permanent:

4. That all conditions of PRDP20154202, 2010-DP-14107, and 2009-DP-13860 shall remain in effect.
5. That any plan, technical submission, agreement, or other matter submitted and approved as part of the development permit application or submitted in response to a prior to release or occupancy condition, shall be implemented and adhered to in perpetuity.
6. That there shall be no customer or business parking at any time along the adjacent County road allowance.
7. That no topsoil shall be removed from the site.
8. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from any drainage alteration.
9. That there shall be a minimum of 32 parking stalls maintained onsite at all times.
10. That any future signage will require separate Development Permit approval.
11. That all outdoor lighting shall be fully cut-off (shielded) light fixtures that direct light downward and designed to minimize light pollution, glare, and light trespass onto adjacent properties, while maintaining night-time, on-site safety, and security during evening operating hours.
12. That the entire site shall be maintained in a neat and orderly manner at all times. That all garbage and waste material shall be deposited and confined in weatherproof and animal-proof containers located within the building or adjacent to the side or rear of the building and screened from view from all adjacent properties and public thoroughfares. All waste material shall be



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regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.

13. That the quality and extent of the landscaping shall be maintained over the life of the development and any deceased vegetation shall be replaced within 30 days or before June 30th of the next growing season.
14. That there shall be no potable water used for irrigation and landscaping purposes.
15. 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.
16. That if this Development Permit is not issued by **December 31, 2021**, or the approved extension date, this approval is null and void and the Development Permit shall not be issued.

Advisory:

17. That the site shall be maintained in compliance with County Bylaw No. C-7690-2017, the "Nuisance and Unsightly Property Bylaw", at all times. Any debris or garbage generated on the site shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
18. That the County Bylaw C-5772-2003, the "Noise Bylaw", shall be adhered to at all times.
19. That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, prior to any construction taking place.
20. That all future tenants shall apply for a New Business Tenant (No Change of Use) or a Change of Use (Land or Existing Building) Development Permit.
21. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 2017].
22. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



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ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Greg Spero (Big Bear Tech)	OWNER: Balzer's Canada Inc.
DATE APPLICATION RECEIVED: April 8, 2021	DATE DEEMED COMPLETE: April 13, 2021
GROSS AREA: ± 1.44 hectares (± 3.57 acres)	LEGAL DESCRIPTION: Lot 7, Block 1, Plan 0610597; SW-31-23-28-W04M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <p>January 29, 2016: Development permit (PRDP20154202) issued for General Industry Type II, for an existing Industrial Construction & Plant Maintenance company, construction of a warehouse building (cold storage) and an office building.</p> <p>September 9, 2010: Development permit (2010-DP-14107) issued for General Industry, Type II, construction of a crane shop building and office building.</p> <p>February 16, 2010: Development permit (2009-DP-13860) issued for General Industry, Type II, for outdoor storage of trailers, sea-cans, and pipe racking.</p>	
AGENCY SUBMISSIONS: <p>The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	



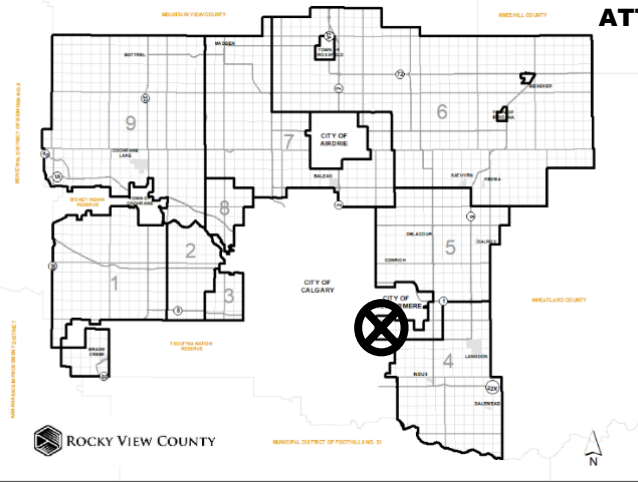
Location & Context

Development Proposal

General Industry Type II
 (existing building),
 construction of an office
 building addition

Division: 05
 Roll: 03331032
 File: PRDP20211394
 Printed: April 23, 2021
 Legal: Lot:7 Block:1
 Plan:0610597 within SW-31-
 23-28-W04M

ATTACHMENT 'B': MAPS AND OTHER INFORMATION

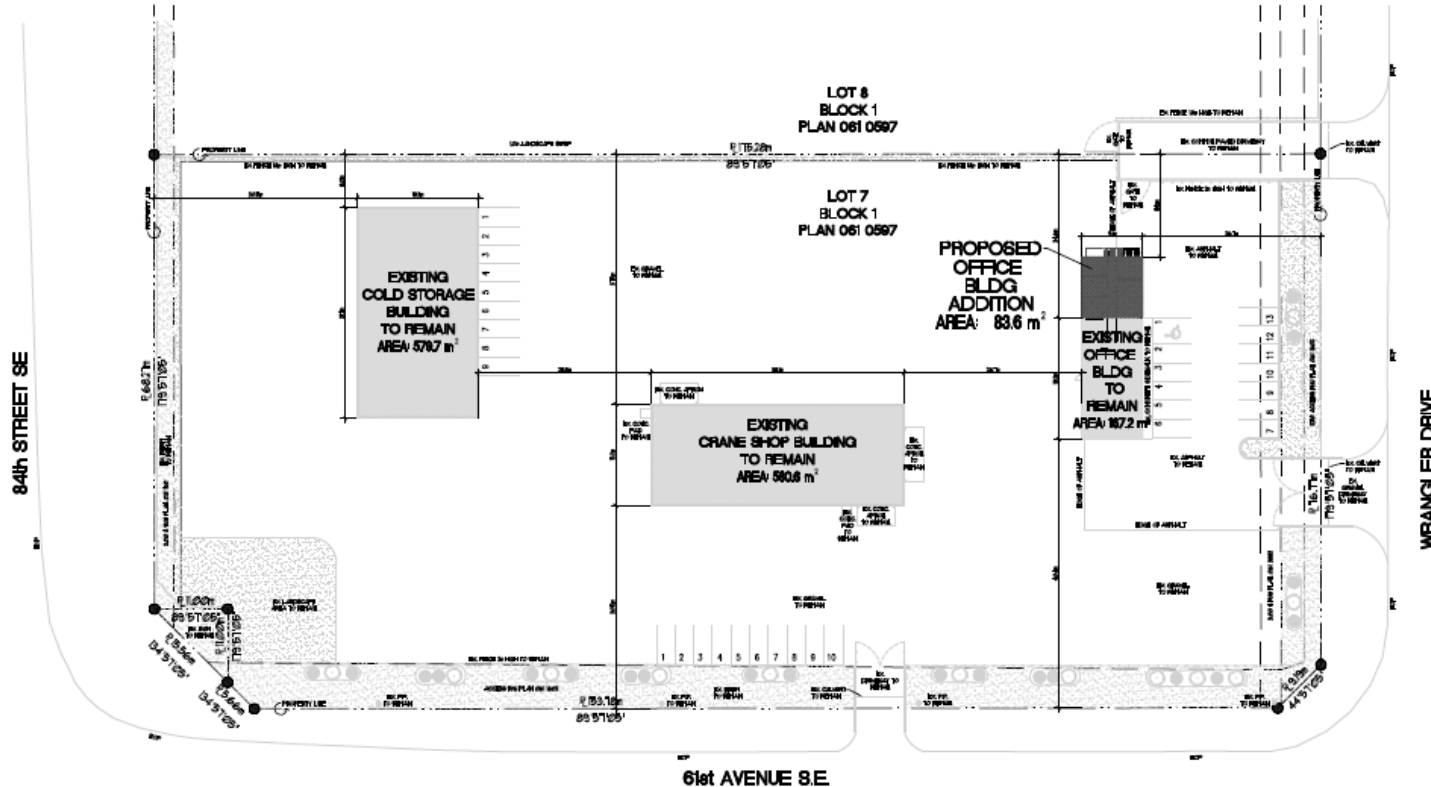




Site Plan

Development Proposal

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Floor Plan

Development Proposal

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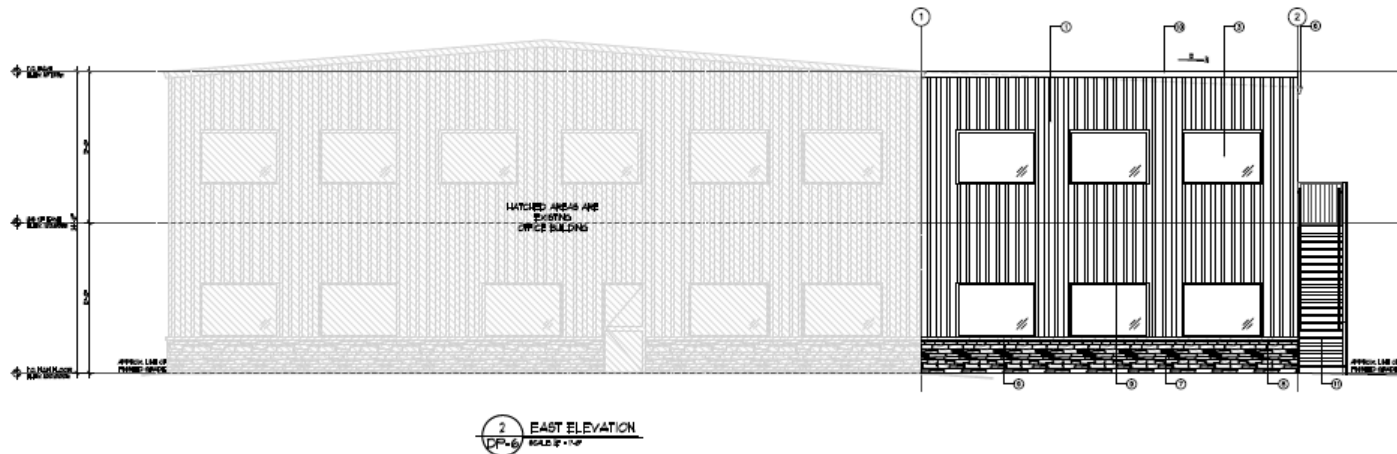
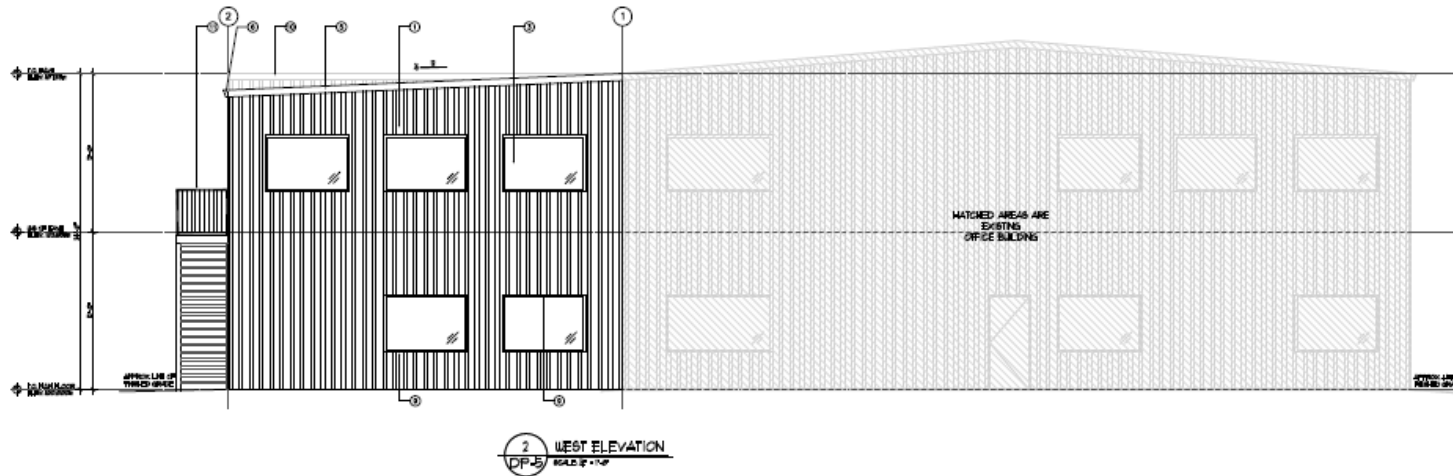


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Elevations

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Site Photos

Development Proposal

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South View - Showing existing driveway



South East View at intersection 84th and 61st



East view - showing existing driveway to remain and office building



East view - showing existing driveway to remain and office building

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