

## PLANNING AND DEVELOPMENT SERVICES

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<b>TO:</b>	Municipal Planning Commission Development Authority	<b>DIVISION:</b> 4
<b>DATE:</b>	June 9, 2021	<b>APPLICATION:</b> PRDP20211001
<b>FILE:</b>	03222114 / 03222115	
<b>SUBJECT:</b>	Animal Health Care Services, Small Animal and Dwelling Unit / Discretionary use, with no Variances	

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**APPLICATION:** Animal Health Care Services, Small Animal and Dwelling Unit ancillary and subordinate to the principal commercial use (existing building), tenancy and signage for a veterinary clinic.

**GENERAL LOCATION:** Located within the hamlet of Langdon.

**LAND USE DESIGNATION:** Direct Control District 64 (DC-64)

**EXECUTIVE SUMMARY:** This proposal is for the change of use of an existing commercial building in Langdon's Centre Street strip mall, to allow for a veterinary clinic, associated office, and two dwelling units ancillary to the principle use.

The strip mall is made up of several semi-detached two-storey buildings. This application is for Units 5 and 6. Unit 5 is on the south side of the building and is currently approved as a *Personal Services Business* (nail salon) on the main floor, with an office on the second floor. Unit 6 is on the north side of the building and is approved as *Health Cares Services* (medical clinic) on the main floor, with an office on the second floor. No changes are proposed to the medical clinic, which has a valid development permit.

A summary of the proposed changes are as follows:

- *Unit 5:*
  - Approximately 133.78 sq. m (1,440.00 sq. ft.) on the main floor and 49.12 sq. m (528.75 sq. ft.) on the second floor to be converted to *Animal Health Care Services* (veterinary clinic); and
  - Approximately 53.66 sq. m (577.63 sq. ft.) on the second floor to be converted to *Dwelling Unit ancillary and subordinate to the principal commercial use*.
- *Unit 6:*
  - Approximately 133.78 sq. m (1,440.00 sq. ft.) on the main floor and 49.12 sq. m (528.75 sq. ft.) on the second floor to remain *Health Care Services* (medical clinic); and
  - Approximately 53.66 sq. m (577.63 sq. ft.) on the second floor to be converted to *Dwelling Unit ancillary and subordinate to the principal commercial use*.

On May 26, 2021, MPC considered this application under the use of *Health Care Services*. The application was tabled until an amendment could be made to include *Animal Health Care Services, Small Animal* as use to DC-64. Upon further review by Administration, it was noted that Council approved this amendment (Bylaw C-8040-2020) on January 26, 2021. Due to an administrative technicality, this amendment was not updated in the DC-64 bylaw at the time of application review.

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### Administration Resources

Sandra Khouri, Planning & Development Services



## ROCKY VIEW COUNTY

Upon reevaluation, Administration has no further concerns with the application as the proposal meets Council's intent for DC-64.

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

### OPTIONS:

Option #1: THAT Development Permit Application PRDP20211001 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20211001 be refused.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### APPLICATION EVALUATION:

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

<p><b>APPLICABLE POLICY AND REGULATIONS:</b></p> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Subdivision and Development Regulations;</li> <li>• Municipal Development Plan;</li> <li>• Langdon Area Structure Plan (ASP);</li> <li>• DC-64;</li> <li>• Land Use Bylaw (C-4841-97); and</li> <li>• County Servicing Standards.</li> </ul>	<p><b>TECHNICAL REPORTS SUBMITTED:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
<p><b>PERMITTED USE:</b></p> <ul style="list-style-type: none"> <li>• <i>Dwelling Unit ancillary and subordinate to the principal commercial use</i> is a discretionary use in the DC-64 district.</li> <li>• <i>Animal Health Care Services, Small Animal,</i> is a discretionary use in the DC-64 district.</li> </ul>	<p><b>DEVELOPMENT VARIANCE AUTHORITY:</b></p> <ul style="list-style-type: none"> <li>• Municipal Planning Commission</li> </ul>



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### Additional Review Considerations

Conditions were set based on the following items:

#### *Parking*

- The existing onsite parking for the strip mall is sufficient (no changes).
- Residential parking is provided in each dwelling unit's attached two-car garage.

#### *Signage*

- Proposed replacement fascia sign for the veterinary clinic. Signage details to be provided if the application is approved.

#### *Servicing*

- The water service provider for this area is Langdon Waterworks (Rocky View Utility Corp) – and they may require some cross-connection control/backflow prevention device for this type of business.
- The sanitary sewer service provider is Rocky View County.

### **CONCLUSION:**

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

Respectfully submitted,

"Brock Beach"

Concurrence,

"Kent Robinson"

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

SK/llt

### **ATTACHMENTS:**

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



ROCKY VIEW COUNTY

## ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

**Description:**

1. That tenancy and signage for *Animal Health Care Services, Small Animal* (veterinary clinic) in Unit #5, and *Dwelling Unit ancillary and subordinate to the principal commercial use* in Units #5 and #6 to take place within the existing building on the subject site, in accordance with the Site Plan and application details. This approval includes the following:
  - i. *Animal Health Care Services, Small Animal* (veterinary clinic) within Unit #5, approximately 133.78 sq. m (1,440.00 sq. ft.) on the main floor and 49.12 sq. m (528.75 sq. ft.) on the second floor;
  - ii. *Dwelling Unit ancillary and subordinate to the principal commercial use* within Unit #5, approximately 53.66 sq. m (577.63 sq. ft.) on the second floor;
  - iii. *Dwelling Unit ancillary and subordinate to the principal commercial use* within Unit #6, approximately (577.63 sq. ft.) on the second floor; and
  - iv. One (1) fascia sign on Unit #5, approximately 3.72 sq. m (40.00 sq. ft.) in size.

**Permanent:**

2. That the sign shall be kept in a safe, clean, and tidy condition at all times.
3. That no storage at any time shall be allowed in the front of the property.
4. That all business parking shall be limited to the unit's assigned parking stalls.
5. That there shall be no parking within the County road allowance at any time.
6. That the entire site shall be maintained in a neat and orderly manner at all times.
7. 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.

**Advisory:**

8. That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, prior to tenant occupancy and/or interior bay renovations.
9. 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.
10. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



ROCKY VIEW COUNTY

## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Andrew Buckle	<b>OWNER:</b> Miguel Moncayo & Zulma Poveda-Diaz
<b>DATE APPLICATION RECEIVED:</b> March 15, 2021	<b>DATE DEEMED COMPLETE:</b> April 1, 2021
<b>GROSS AREA:</b> ± 0.06 hectares (± 0.14 acres)	<b>LEGAL DESCRIPTION:</b> UNIT 5&6, Plan 0010821; NE-22-23-27-W04M
<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board (SDAB)	
<b>HISTORY:</b> <p><b>January 26, 2021:</b> Council approved an amendment to DC-64 (Bylaw C-8040-2020) to include <i>Animal Health Care Services, Small Animal</i> as a discretionary use.</p> <p><b>November 25, 2015:</b> Development permit issued for <i>Personal Service Business</i> (existing building), tenancy, and signage for a nail and spa salon, for Unit 5.</p> <p><b>November 10, 2009:</b> Development permit issued for <i>Health Care Services</i> (medical clinic), tenancy and signage, for Unit 6.</p>	
<b>AGENCY SUBMISSIONS:</b> <p>The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	





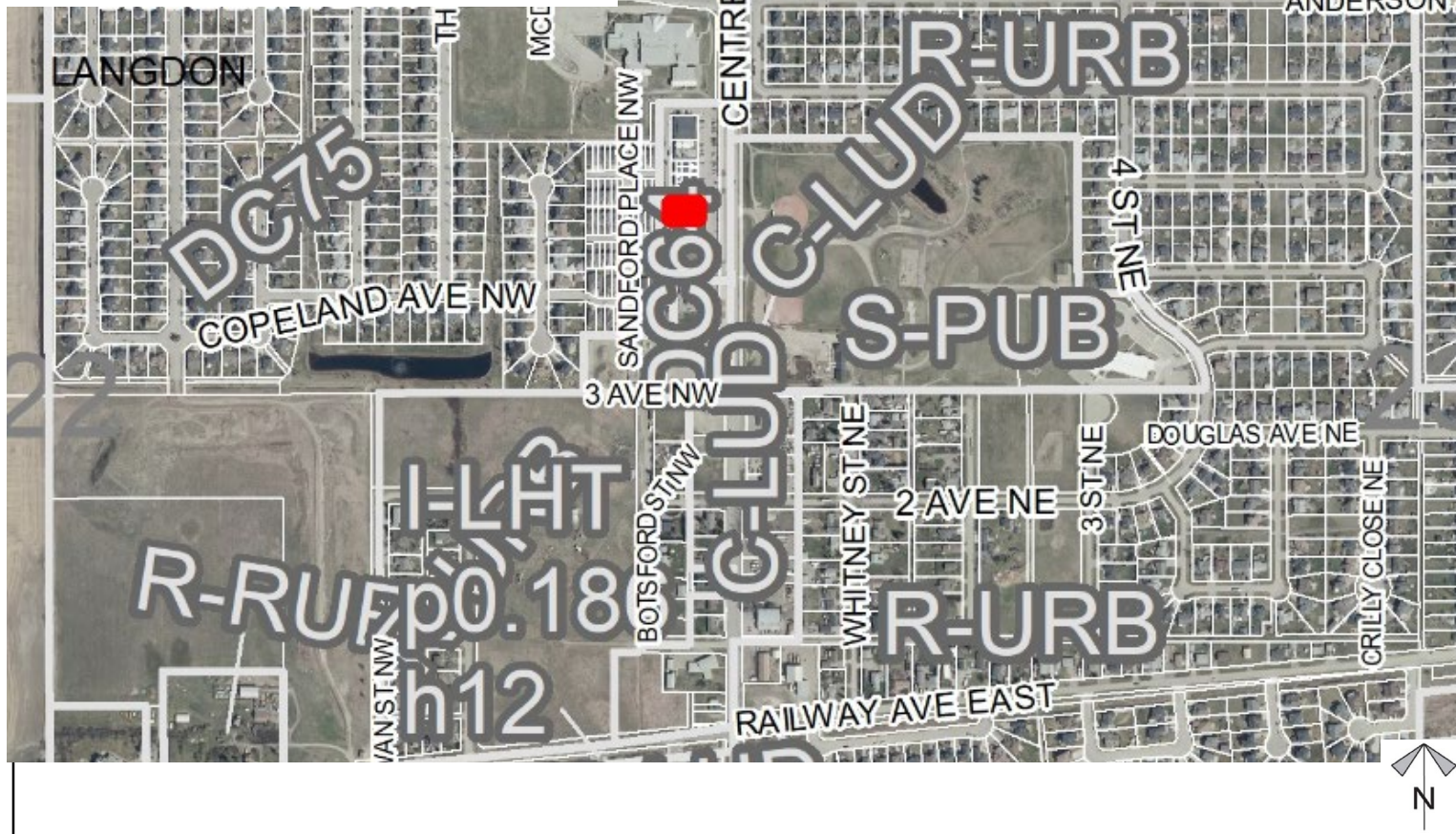
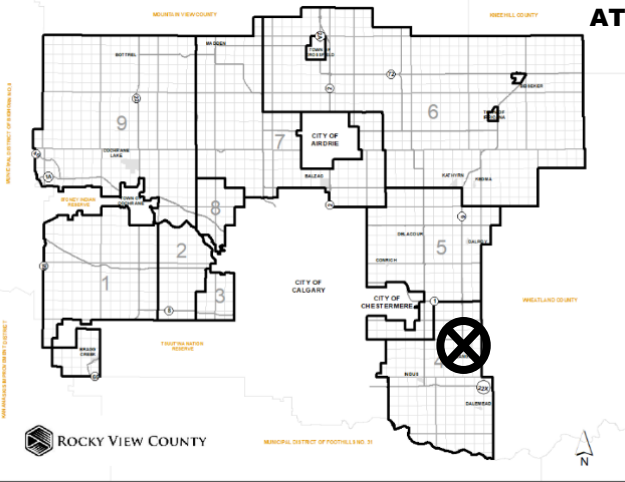
## Location & Context

### Development Proposal

Change of use of an existing building to Health Care Services and Dwelling Unit ancillary and subordinate to the principal commercial use, tenancy and signage for a vet clinic

Division: 04  
Roll: 03222114 & 03222115  
File: PRDP20211001  
Printed: March 25, 2021  
Legal: Lot: UNIT 5/6  
Plan: 0010821 within NE-22-23-27-W04M

## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

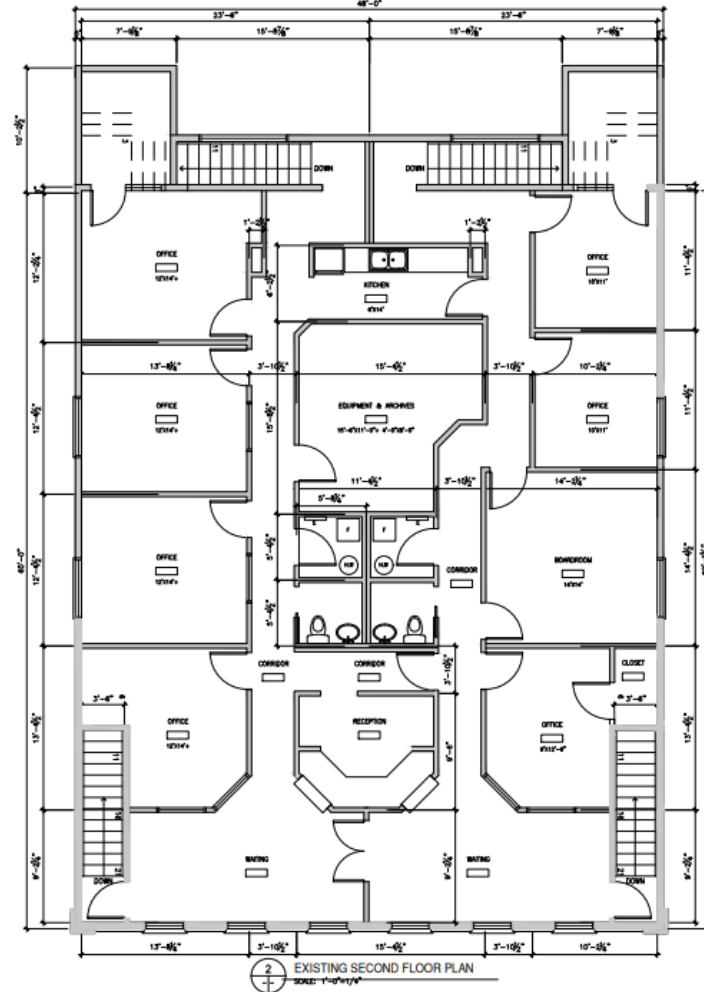
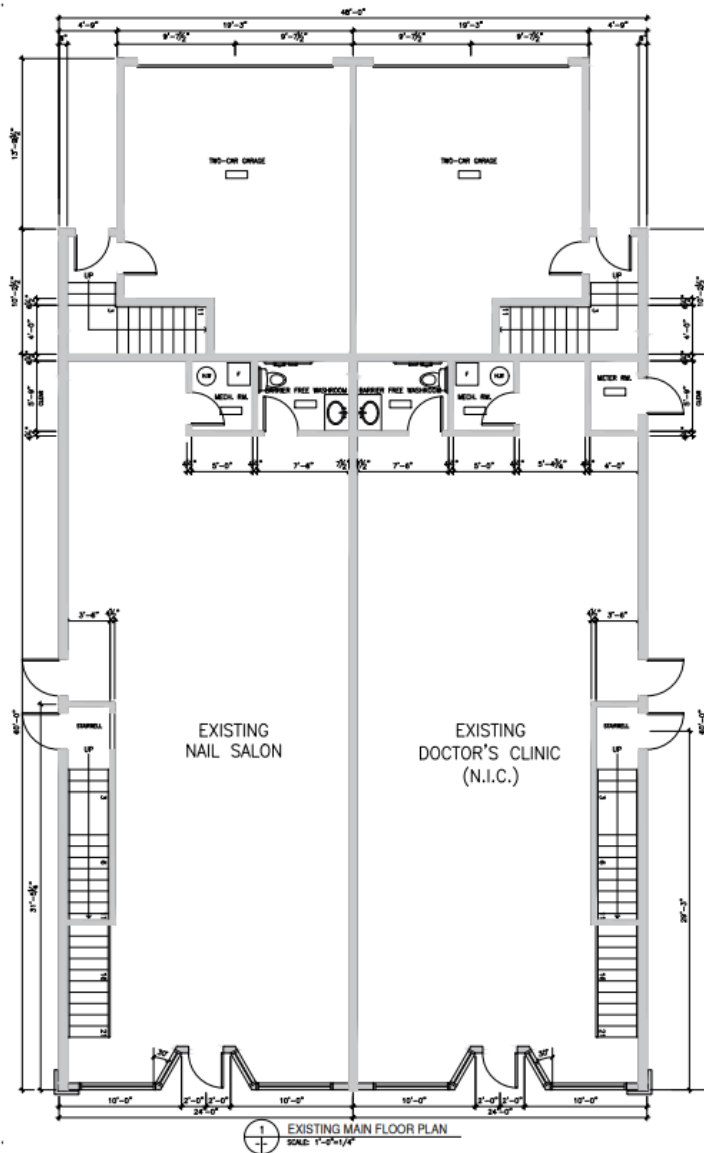




## Existing Floor Plan

### Development Proposal

Change of use of an existing building to Health Care Services and Dwelling Unit ancillary and subordinate to the principal commercial use, tenancy and signage for a vet clinic



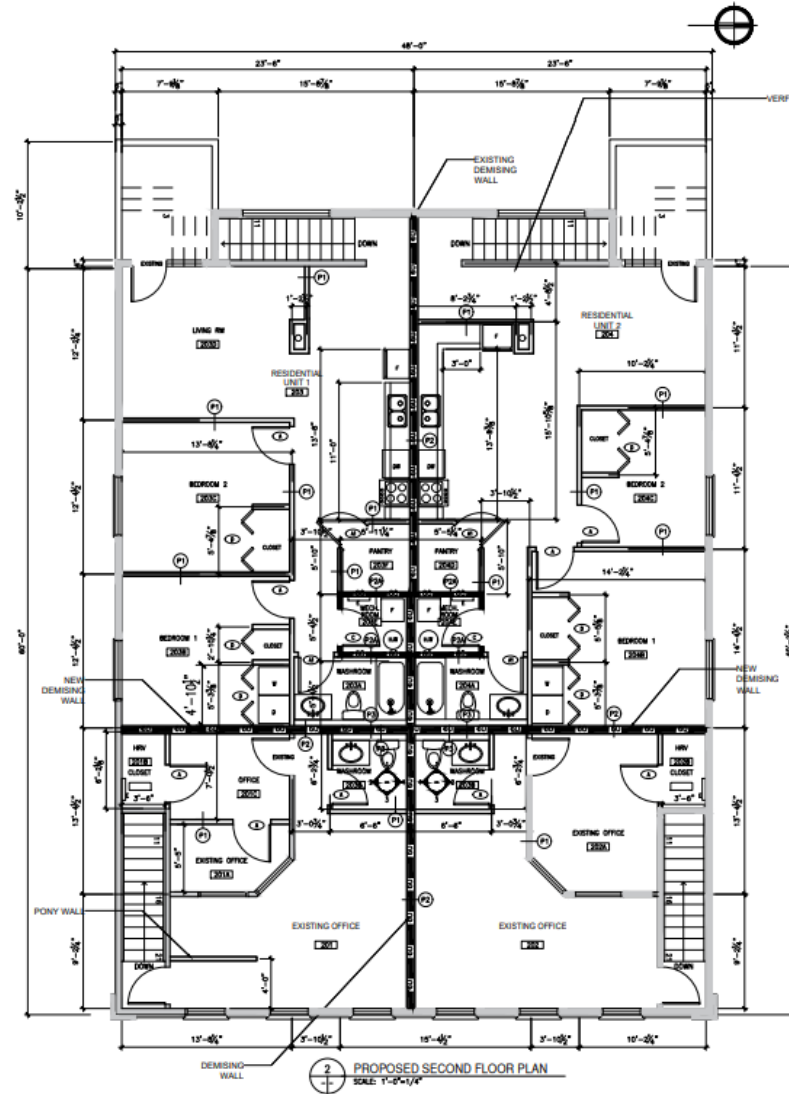
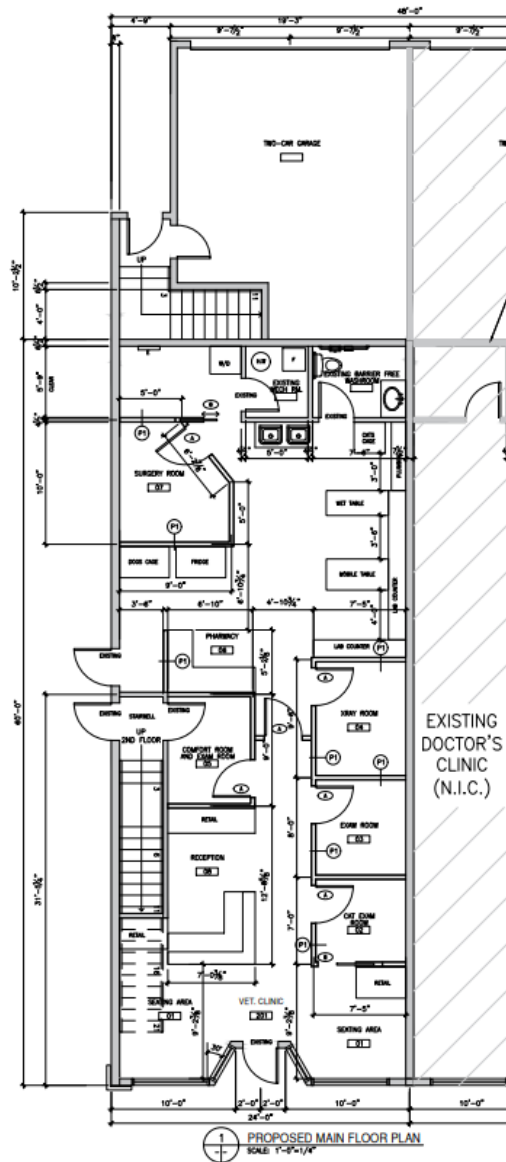
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## Proposed Floor Plan

### Development Proposal

Change of use of an existing building to Health Care Services and Dwelling Unit ancillary and subordinate to the principal commercial use, tenancy and signage for a vet clinic



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**ROCKY VIEW COUNTY**262075 Rocky View Point  
Rocky View County, AB, T4A 0X2403-230-1401  
questions@rockyview.ca  
www.rockyview.ca

Friday, February 05, 2021

Moncayo, Miguel

File: PL20200018

**RE: FINAL REDESIGNATION TRANSMITTAL OF DECISION**

Rocky View County Council held a public hearing on January 26, 2021 to consider your application to amend Direct Control Bylaw 64 (DC-64) to allow for an additional use in Units 5 & 6 to include Animal Health Care Services, Small Animal, along with general amendments to ensure clarity of the Bylaw . Rocky View County Council proceeded to provide second and third readings to Bylaw C-8040-2020 following the public hearing.

Your application is **APPROVED**.

Please contact Christina Lombardo at 403-520-1185 with any questions or concerns related to this decision and quote the file number noted above. A copy of the approved bylaw will be made available upon request.

A handwritten signature in black ink, appearing to read 'Michelle Mitton'.

Michelle Mitton  
**Legislative Coordinator**  
(403) 520-1290  
[mmitton@rockyview.ca](mailto:mmitton@rockyview.ca)

cc. Poveda-Diaz, Zulma