
PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority
DIVISION: 5

DATE: June 23, 2021
APPLICATION: PRDP20211477

FILE: 03330006

SUBJECT: Industrial (Light) / Discretionary use, with Variances

APPLICATION: Industrial (Light), construction of four (4) multi-bay commercial buildings, tenancy, and signage, and relaxation of the minimum tree/shrub requirement

GENERAL LOCATION: Located approximately 0.41 kilometre (1/4 mile) north of Hwy 560 and 1.21 kilometres (3/4 mile) west of Range Road 285.

LAND USE DESIGNATION: Commercial, Local Rural District (C-LRDs h18)

EXECUTIVE SUMMARY: This proposal is for the construction of four (4) multi-bay commercial buildings. Each bay contains warehouse space and an overhead door in the front and office space in the rear. The site is currently developed with multiple commercial buildings and an ancillary dwelling unit, most recently permitted for a landscaping company. The entire site would be demolished and redeveloped.

A summary of the proposal is as follows:

- Building #1 (farthest west) has nine (9) bays and is approximately 1,153.86 sq. m (16,080.00 sq. ft.) in size.
 - Each bay is 128.21 sq. m (1,380.00 sq. ft.) in size, with warehouse space in the front, office space in the rear, and a mezzanine.
 - The total warehouse space is 769.24 sq. m (8,280.00 sq. ft.).
 - The total office space is 384.62 sq. m (4,140.00 sq. ft.).
 - The total mezzanine space is 384.62 sq. m (4,140.00 sq. ft.).
- Buildings #2, #3, and #4 (from west to east) are the same layout. Each has eight (8) bays and is approximately 1,070.24 sq. m (11,520.00 sq. ft.) in size.
 - Each bay is 133.78 sq. m (1,440.00 sq. ft.) in size, with warehouse space in the front, office space in the rear, and a mezzanine.
 - The total warehouse space is 713.50 sq. m (7,680.00 sq. ft.).
 - The total office space is 356.75 sq. m (3,840.00 sq. ft.).
 - The total mezzanine space is 356.75 sq. m (3,840.00 sq. ft.).

The Applicant intends to phase the development, with buildings #1 and #2 scheduled for the fall/winter of 2021. Construction dates for buildings #3 and #4 are unknown at this time; however, if not commenced within twelve months of the date of issue, a time extension will be required.

The Applicant has requested a 52% variance to the minimum tree/shrub requirement due to a utility right-of-way along the west property line. The development meet all other regulations of the Land Use

Administration Resources

Sandra Khouri, Planning & Development Services

Bylaw. Administration is of the opinion that there is sufficient room on-site for the required number of trees/shrubs

outside of the right-of-way. As such, Administration recommends approval without a variance, in accordance with Option #1. If the Municipal Planning Commission (MPC) wishes to approve the variance, it is recommended that Condition #2(i) be removed, in accordance with Option #2.

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

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20211477 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20211477 be approved with the amended conditions noted in Attachment 'A', including the removal of Condition #2(i).
- Option #3: THAT Development Permit Application PRDP20211477 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



VARIANCE SUMMARY:

| Variance | Requirement | Proposed | Percentage (%) |
|--------------------------|-------------|----------|----------------|
| Minimum number of trees | 50 | 24 | 52.00% |
| Minimum number of shrubs | 33 | 16 | 52.00% |

**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-8000-2020 (LUB); • Janet Area Structure Plan; and • County Servicing Standards. | TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A |
| PERMITTED USE: <i>Industrial (Light)</i> is a discretionary use in C-LRD | DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission |

Additional Review Considerations

Conditions were set based on the following items:

Parking

- *The minimum number of parking stalls required is as per table 5 (LUB).*
 - **Required:** Office: 3.0 stalls per 100 sq. m of gross floor area
 - Office space (building #1): 384.62 sq. m / 100 * 3 = **11 stalls**
 - Office space (building #2, #3, #4): 356.75 sq. m * 3 / 100 * 3 = **32 stalls**
 - **Required:** Industrial (Light): 1 stall per 100 sq. m of gross floor area
 - Warehouse/Mezzanine space (building #1): 769.24 sq. m (main floor) + 384.62 sq. m (mezzanine) / 100 * 1 = **11 stalls**
 - Warehouse/Mezzanine space (building #2, #3, #4): 713.50 sq. m (main floor) + 356.75 sq. m (mezzanine) * 3 / 100 * 1 = **32 stalls**
 - Total stalls required: **86 stalls, 4 barrier free**
 - **Proposed:** 60 stalls, 4 barrier free stalls
 - Applicant used Industrial (light) parking count for the entire building; revisions required
 - **Prior to Release:** revised parking plan with 86 stalls or appropriate Parking Assessment
- *The minimum parking stall dimensions are as per table 6 (LUB).*
- *Width:*
 - **Required:** 2.60 m (8.53 ft.)
 - **Proposed:** not provided
 - **Prior to Release:** revised parking plan with parking stall width

Accessible Parking Stall Dimensions:

- *Stall Width (in accordance with Alberta Building Code):*



- **Required:** 2.40 m stall; 2.40 m access aisle
- **Proposed:** unknown stall width; 2.40 m access aisle
 - **Prior to Release:** revised parking plan with parking stall width of barrier-free stalls

Landscaping

- *One tree for every 40.0 m² (430.56 ft²) of the required landscaped area, to a minimum of four trees. One shrub for every 60.0 m² (645.83 ft²) of landscaped area shall be provided, to a minimum of six shrubs.*
 - **Required:** 50 trees, 33 shrubs
 - **Proposed:** 24 trees, 16 shrubs
 - The Applicant has requested a 52% variance to tree/shrub requirement due to an easement along the west property line. Administration is of the opinion that there is sufficient room on-site for the required amount of landscaping.

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



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Description:

1. That Industrial (Light), construction of four (4) multi-bay office/shop buildings may take place on the subject land in accordance with the approved site plan and drawings prepared by Ironwood Building Corp. dated April 7, 2021 (File no. 21187C), as amended, and conditions of this permit. The approval includes:
 - i. Demolition of all existing buildings;
 - ii. Construction of one (1) office/shop building with 9 bays, approximately $\pm 1,153.86$ sq. m (16,080.00 sq. ft.) in size, including 384.62 sq. m (4,140.00 sq. ft.) of developed mezzanine space;
 - iii. Construction of three (3) office/shop buildings with eight (8) bays each, approximately $\pm 1,070.24$ sq. m (11,520.00 sq. ft.) in size, including 356.75 sq. m (3,840.00 sq. ft.) of developed mezzanine space; and
 - iv. Signage includes the placement of 33 tenant façade signs, details in accordance with the revised signage plan.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised landscape plan, to the satisfaction of the County, that includes the following:
 - i. The minimum number of trees and shrubs shall be provided (50 trees and 33 shrubs), in accordance with Section 259 of the Land Use Bylaw C-8000-2020 (LUB);
 - ii. A minimum 3.00 m wide landscaped area shall be provided between the front of all buildings and the adjoining parking area, in accordance with Appendix B of the Janet Area Structure Plan (ASP).
3. That prior to release of this permit, the Applicant/Owner shall submit a revised parking plan, to the satisfaction of the County, identifying the following:
 - i. The minimum number of parking stalls (86) shall be provided based on the office and shop areas identified on the floor plans, in accordance with the *Industrial (Light)* and *Office* uses under Section 235 Table 5 of the LUB;
 - a. If less than 86 stalls are to be provided, a Parking Assessment, prepared by a qualified professional, may be submitted to the Development Authority to document the parking demand and supply characteristics associated with the proposed development. The Development Authority shall not be bound by any recommendations of such a Parking Assessment.
 - ii. The minimum width of each parking stall (2.60 m [8.53 ft.]) and barrier-free stall (2.40 m [7.87 ft.] with a 2.40 m [7.87 ft.] access aisle) shall be provided, in accordance with Section 238 Table 6 of the LUB and Section 3.8.3.22 of the Alberta Building Code.
4. That prior to release of this permit, the Applicant/Owner shall submit revised elevation drawings, to the satisfaction of the County, that addresses the following:
 - i. The exterior colours, materials, and finishes of all buildings shall be coordinated to achieve a reasonable continuity of appearance, in accordance with Appendix B of the Janet ASP;
 - ii. The facades of buildings that exceed 30.00 m (98.42 ft.) measured horizontally and facing roadways (west façade of building #1), shall incorporate wall plane projections or recesses having a depth of at least three (3) percent of the length of the façade and



extending at least 20 percent of the length of the façade, in accordance with Appendix B of the Janet ASP;

- iii. That every bay of each building shall have a clearly defined main entrance featuring at least two of the following: canopy or portico; overhang or arcade; raised corniced parapet over the door; outdoor amenity area; upgraded window glazing areas; or integrated planters or landscaped sitting areas, in accordance with Appendix B of the Janet ASP.
5. That prior to release of this permit, the Applicant/Owner shall submit a signage plan indicating the dimensions, design, method of illumination, and location of any proposed tenant signage, to the satisfaction of the County.
6. 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 and to submit a new road approach application for the proposed/updated approach off Prairie Place.
 - i. Written confirmation shall be received from Road Operations, confirming the status of this condition.
7. That prior to release of this permit, the Applicant/Owner shall submit a security deposit for \$10,000 for the proposed/upgraded road approach.
8. That prior to release of this permit, the Applicant/Owner shall submit a Transportation Impact Assessment (TIA), conducted and stamped by a professional engineer, that assesses the traffic generated by the proposed development, and provides recommendations on any required improvements, in accordance with the County Servicing Standards and to the satisfaction of the County.
 - i. Should the TIA require improvements to the local road network, the Applicant/Owner shall enter into a Road Right of Way Construction Agreement with the County for the construction of the improvements.
9. That prior to release of this permit, the Applicant/Owner shall submit payment of the Stormwater Off-site Levy for the total gross acreage of the development area, in accordance with Bylaw C-8008-2020.
10. That prior to release of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Implementation Plan (SSIP), conducted and stamped by a professional engineer that is in accordance with the Co-operative Stormwater Management Initiative (CSMI) requirements, the County Servicing Standards, and to the satisfaction of the County.
11. That prior to release of this permit, the Applicant/Owner shall provide a fire fighting water supply strategy conducted and stamped by a professional engineer that supplies the necessary level of fire flow and is designed in accordance with the County's Fire Hydrant Water Suppression Bylaw and the County Servicing Standards to the satisfaction of the County.
12. That prior to release of this permit, the Applicant/Owner shall submit a construction management plan, in accordance with County Servicing Standards. The plan shall address any noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details.

**Prior to Occupancy:**

13. That prior to occupancy, all landscaping, parking, and final site surfaces shall be in place prior to occupancy of the site and/or buildings.
 - i. That should permission for occupancy of the site be requested during October through May inclusive, occupancy may 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 shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
14. That prior to occupancy, the County shall perform an inspection of the site to verify that the road approach has been upgraded in accordance with the County Servicing Standards and approved plans.
 - i. The security will be returned upon a successful prior to occupancy inspection.
15. That prior to occupancy, Built to Design Certificates and As-built drawings certified by a professional engineer, shall be submitted. The as-built drawings shall include (where applicable): verification of as-built pond volumes, trap low volumes, liner verification, irrigation systems, and any other information that is relevant to the SSIP.

Permanent:

16. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a prior to release or occupancy condition, shall be implemented and adhered to in perpetuity, including the SSIP.
17. That any proposed or replacement fencing shall be 2.00 m (6.56 ft.) in height or less, and shall be similar in design, character, and quality to the proposed development.
18. That no outdoor display areas, storage areas, parking, or marshalling yards shall be allowed within landscaped yards.
19. That all landscaping and topsoil placement shall be in accordance with the landscaping details provided on the Landscape Plan, as amended.
 - i. 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.
 - ii. The vegetation type has to endure the irrigation from May to September.
 - iii. That water for irrigation and landscaping purposes shall only be supplied by the re-use of stormwater and not via the use of potable water.
20. That all sanitary sewage shall be contained in pump-out tanks and transported off-site to an approved wastewater receiving facility for disposal.
21. That potable water shall either be trucked onto the property and stored in cisterns or obtained from individual wells.
22. That no topsoil shall be removed from the site.
23. That any dirt removed from the site during construction shall be hauled off in a covered trailer/truck that will prevent blowing of dust/small rocks onto the road or issues with other vehicles on the road.
24. That dust control shall be maintained on the site during construction and that the developer shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.



25. That any site regrading work is not to direct any additional surface drainage into County road rights-of-way, or to negatively impact surface drainage patterns in the area.
26. That there shall be a minimum of 86 parking stalls, including 4 barrier-free, maintained on-site at all times, in accordance with the approved Site Plan or as dictated by an approved Parking Assessment. All customer and employee parking shall be restricted to the subject land and there shall be no offsite parking.
27. That there shall be no parking or signage in the County road right-of-way.
28. That any future signage will require separate Development Permit approval.
29. That all signage shall be kept in a safe, clean, and tidy condition at all times.
30. That the entire site shall be maintained in a neat and orderly manner at all times. 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/or adequately screened or enclosed from view from all adjacent properties and public thoroughfares. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
31. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for each building located on the subject site, to facilitate accurate emergency response.
32. That all on-site lighting shall be downturned and all private lighting, including site security lighting and parking area lighting, should be designed to conserve energy, reduce glare, and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
33. 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.
34. That if this Development Permit is not issued by **January 31, 2022**, or the approved extension date, this approval is null and void and the Development Permit shall not be issued.

Advisory:

35. 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.
36. That the County Bylaw C-8067-2020, the "Noise Bylaw", shall be adhered to at all times.
37. That a Building Permit and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place, using the Commercial/Industrial checklist.
 - i. That the Applicant/Owner shall obtain Demolition Permits through Building Services, prior to demolition of any existing buildings on-site.

Note: The Development shall conform to the National Energy Code 2011.

38. That all future tenants will be required to apply for a New Business Tenant (No Change of Use) or a Change of Use (Land or Existing Building) Development Permit.
39. 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].



ROCKY VIEW COUNTY

40. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



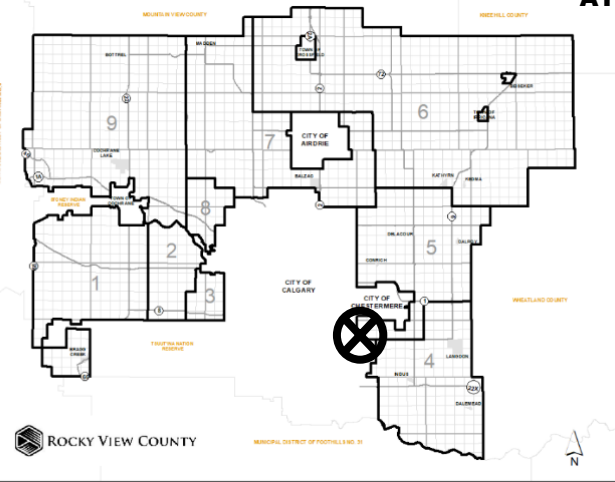
ATTACHMENT 'B': MAPS AND OTHER INFORMATION

| | |
|---|--|
| APPLICANT: Lee Snowden | OWNER: Mudd, Sheila & Robert |
| DATE APPLICATION RECEIVED: April 7, 2021 | DATE DEEMED COMPLETE: April 15, 2021 |
| GROSS AREA: ± 2.02 hectares (± 5.00 acres) | LEGAL DESCRIPTION: Block 13, Plan 1820 AM; SW-30-23-28-W04M |
| APPEAL BOARD: Subdivision and Development Appeal Board | |
| HISTORY: <p>November 9, 2011: development permit approval for a storage area, tenancy for storage of steel racking and shelving, and construction of a storage building</p> <p>August 25, 2009: development permit approval for General Industry Type II, for a landscape supply company and dwelling unit accessory to the use (existing dwelling)</p> <p>February 4, 2009: development permit approval for placement of clean fill, construction of a berm and a stormwater pond (placed without permits)</p> <p>June 12, 2007: Council approved an application to redesignate the subject lands from Residential Three District to General Business District (B-2).</p> <p>February 15, 2007: building permit approval for an existing office building</p> <p>December 17, 2006: building permit approval for a workshop</p> <p>August 15, 2003: development permit approval for the construction of a Quonset, relaxation of the maximum building area, relaxation of the total building area for all accessory buildings, relaxation of the maximum height requirement and relaxation of the total number of accessory buildings, and relaxation of the minimum side yard setback requirement on two (2) existing accessory buildings (small garage and shed)</p> <p>July 15, 1988: building permit approval for a dwelling, single detached</p> | |
| AGENCY SUBMISSIONS: <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

Industrial (Light), construction of four (4) multi-bay commercial buildings, tenancy, and signage, and relaxation of the minimum tree/shrub requirement



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Location & Context

Development Proposal

Industrial (Light), construction of four (4) multi-bay commercial buildings, tenancy, and signage, and relaxation of the minimum tree/shrub requirement

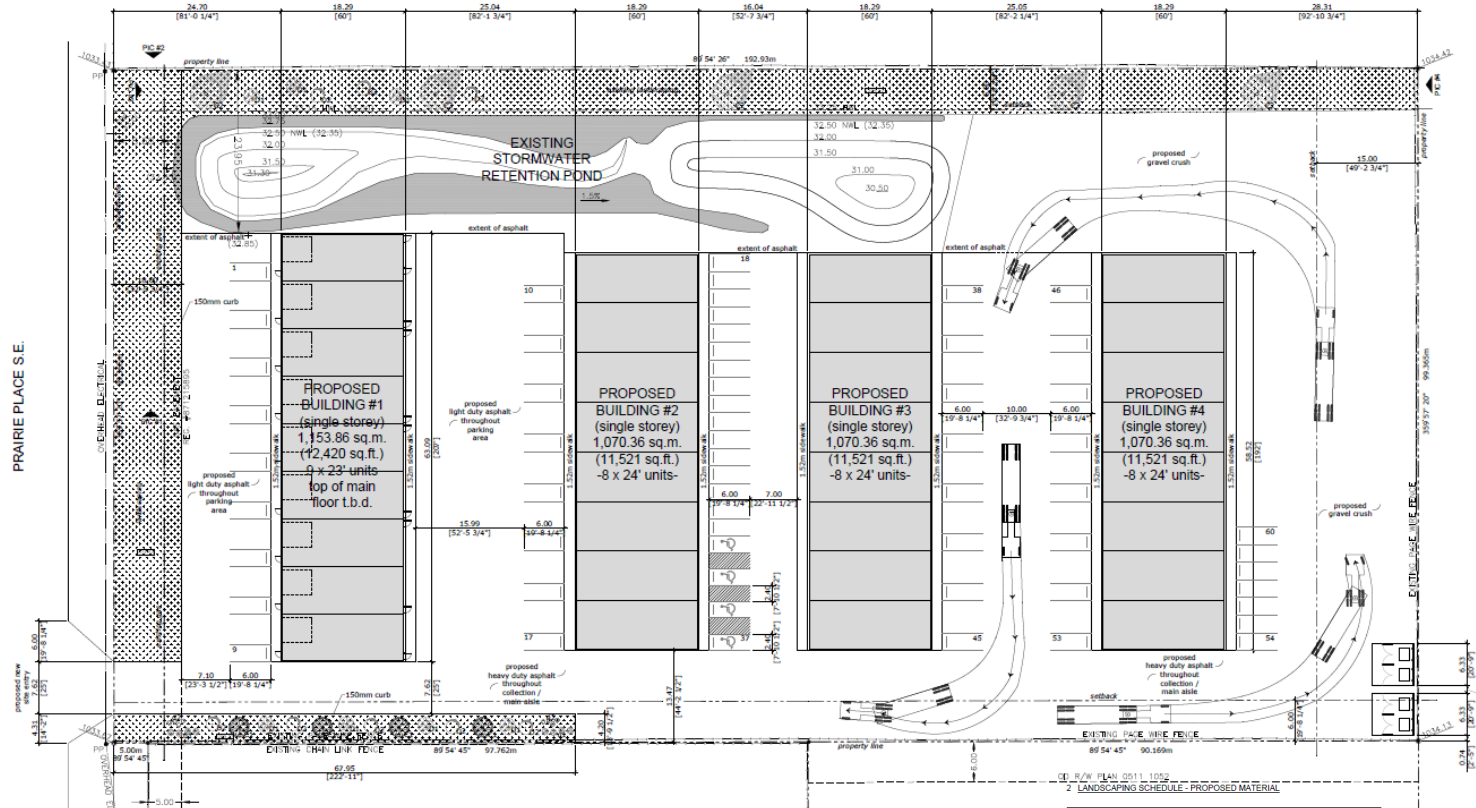


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Site Plan

Development Proposal

Industrial (Light), construction of four (4) multi-bay commercial buildings, tenancy, and signage, and relaxation of the minimum tree/shrub requirement










4 VEHICLE PARKING ANALYSIS

(As per Rocky View County Land Use Bylaw)

| INDUSTRIAL (LIGHT) | |
|--|-----------|
| Building 1 1 stall per 100m ² of GFA 1154m ² / 100m ² = 11.54 326m ² / 100m ² = 3.26 (mezzanines) = 14.8 | 15 stalls |
| Building 2 1 stall per 100m ² of GFA 1070m ² / 100m ² = 10.70 302m ² / 100m ² = 3.02 (mezzanines) = 13.7 | 14 stalls |
| Building 3 1 stall per 100m ² of GFA 1070m ² / 100m ² = 10.70 302m ² / 100m ² = 3.02 (mezzanines) = 13.7 | 14 stalls |
| Building 4 1 stall per 100m ² of GFA 1070m ² / 100m ² = 10.70 302m ² / 100m ² = 3.02 (mezzanines) = 13.7 | 14 stalls |
| Totals | |
| Total Required | 57 stalls |
| Total Provided On Site | 60 stalls |
| Barrier-Free Requirements (see N.B.C. 2019 (AE) Table 3.8.2.5.) | |
| 4 barrier-free stalls per 51-100 total required | 4 stalls |

2 LANDSCAPING ANALYSIS

| | |
|---|---|
| Total Landscaped Area | Required Landscaping: 1,917 sq. m. (10% of site area) Provided Landscaped Area: 2,370 sq. m. |
| Tree Calculations* | 1 tree/ 40 sq. m. = 1917/40 = 47.925 = 48 trees required 24 trees provided (including 13 existing to be relocated) 38% coniferous = 4 trees (+5 existing) 62% deciduous = 7 trees (+8 existing) |
| Shrub Calculations* | 1 shrub/ 60 sq. m. = 1917/60 = 31.95 = 32 shrubs required 16 shrubs provided 100% deciduous = 16 shrubs 0% coniferous = 0 shrubs |
| * Requesting a 50% reduction in required new trees and shrubs, due to Easement on West Property line. | |

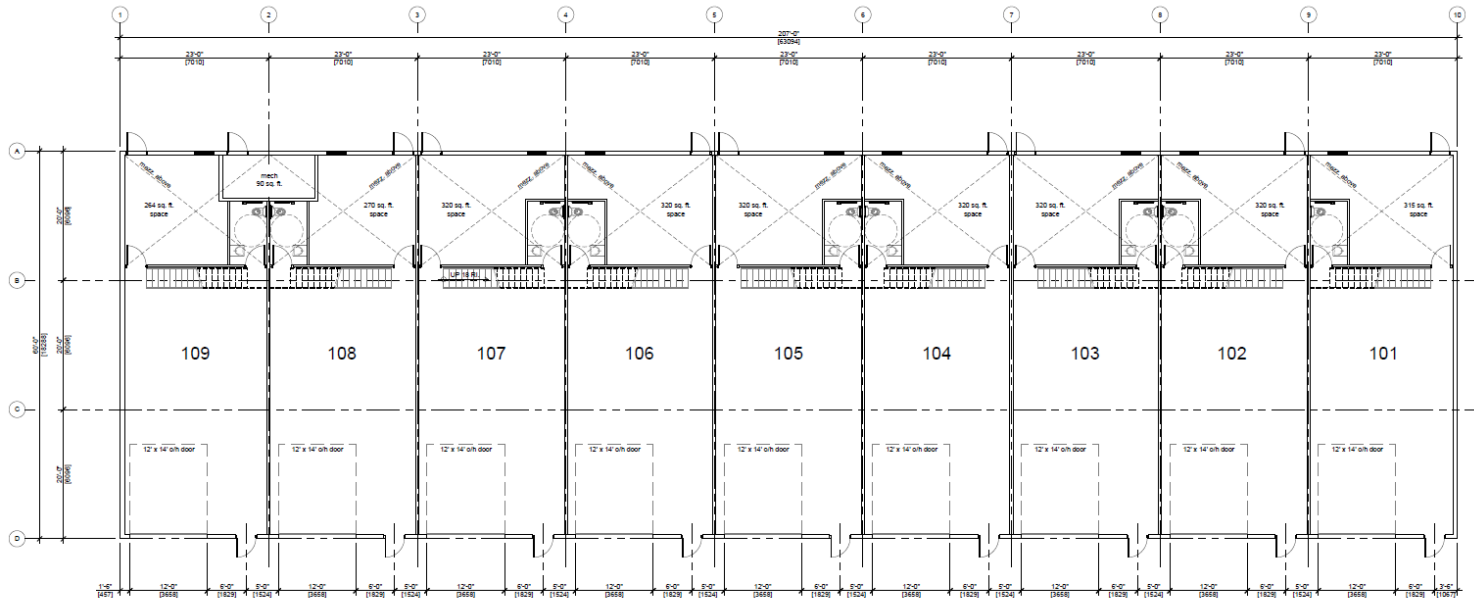
| Coniferous Trees | | | |
|---|---|--|------|
| Label | Key | Species | Qty. |
| C1 |  | New Bakeri Spruce <i>Picea pungens glauca 'Bakeri'</i> 4m h, 2-3m spread min. height 2.5m (at time of planting) | 4 |
| C2 |  | Existing Relocated Tree | 5 |
| New Coniferous trees must have a minimum height of 2.5m at time of planting. | | | |
| No. Coniferous Trees Provided | | | |
| 9 | | | |
| Deciduous Trees | | | |
| D1 |  | New Amur Maple <i>Acer ginnala</i> 4.5-6m h, 4-6m spread | 7 |
| D2 |  | Existing Relocated Tree | 8 |
| Deciduous trees must have a minimum caliper of 63mm measured 450mm from ground level at time of planting. | | | |
| No. Deciduous Trees Provided | | | |
| 15 | | | |
| Deciduous Shrubs | | | |
| d1 |  | New Goldflame Spiraea <i>Spiraea x bumalda 'Goldflame'</i> 0.45m h, 1m spread | 8 |
| d2 |  | New Concord Barberr <i>Berberis thunbergii 'Concorde'</i> 0.6m h, 0.6m spread | 8 |
| No. Deciduous Shrubs Provided | | | |
| 16 | | | |
| Grassed / Garden Areas | | | |
| ee |  | Maintained Grassed Area (300mm thick top soil) Urban Mix B As or Hydro seed Installation | n/a |

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Building #1 Floor Plan

Development Proposal

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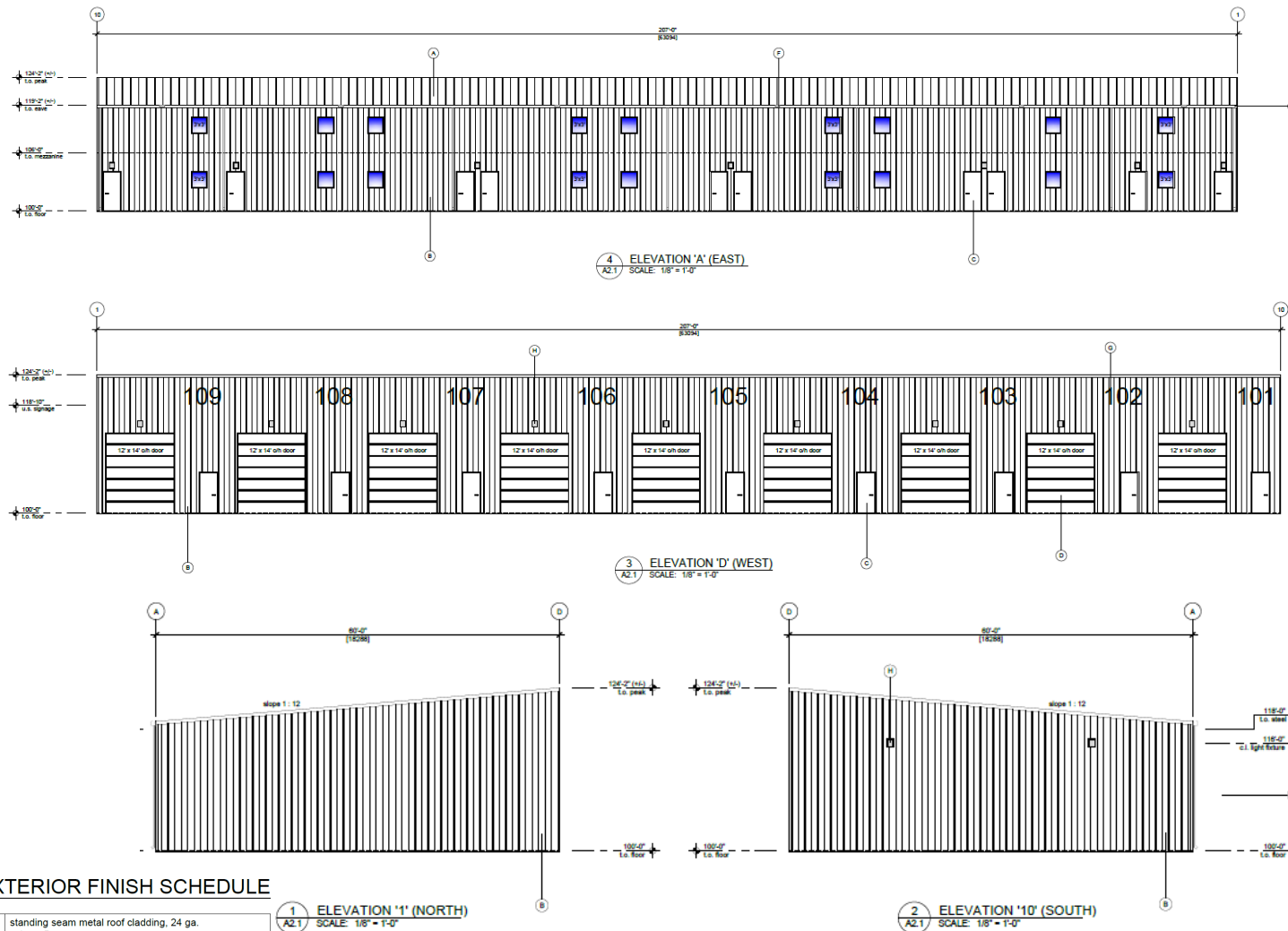


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Building #1 Elevations

Development Proposal

Industrial (Light), construction of four (4) multi-bay commercial buildings, tenancy, and signage, and relaxation of the minimum tree/shrub requirement



EXTERIOR FINISH SCHEDULE

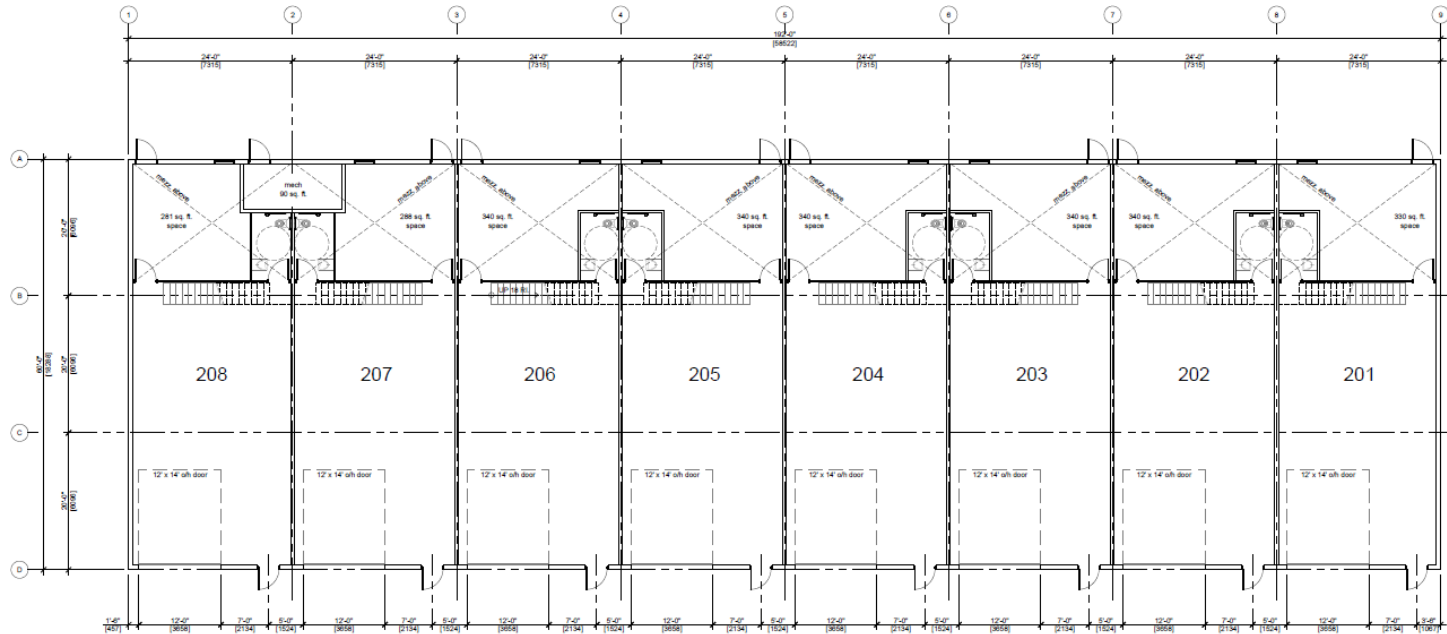
| | |
|---|---|
| A | standing seam metal roof cladding, 24 ga. colour: Bare |
| B | VF 12-36 Reverse metal wall cladding, 26 ga. colour: t.b.d. |
| C | insulated steel walk door colour: manufacturer's primer (paint by others) |
| D | flush panel, insulated, steel o/h door colour: manufacturer's primer (paint by others) |
| E | pre-finished gutter & downspout colour: to match adjacent wall cladding |
| F | scupper drain |
| G | surface mounted signage size, colour, and placement t.b.c. |
| H | exterior wall mount 150w architectural luminaire (to conform to 'dark sky' requirements) |

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Building #2, #3, & #4 Floor Plan

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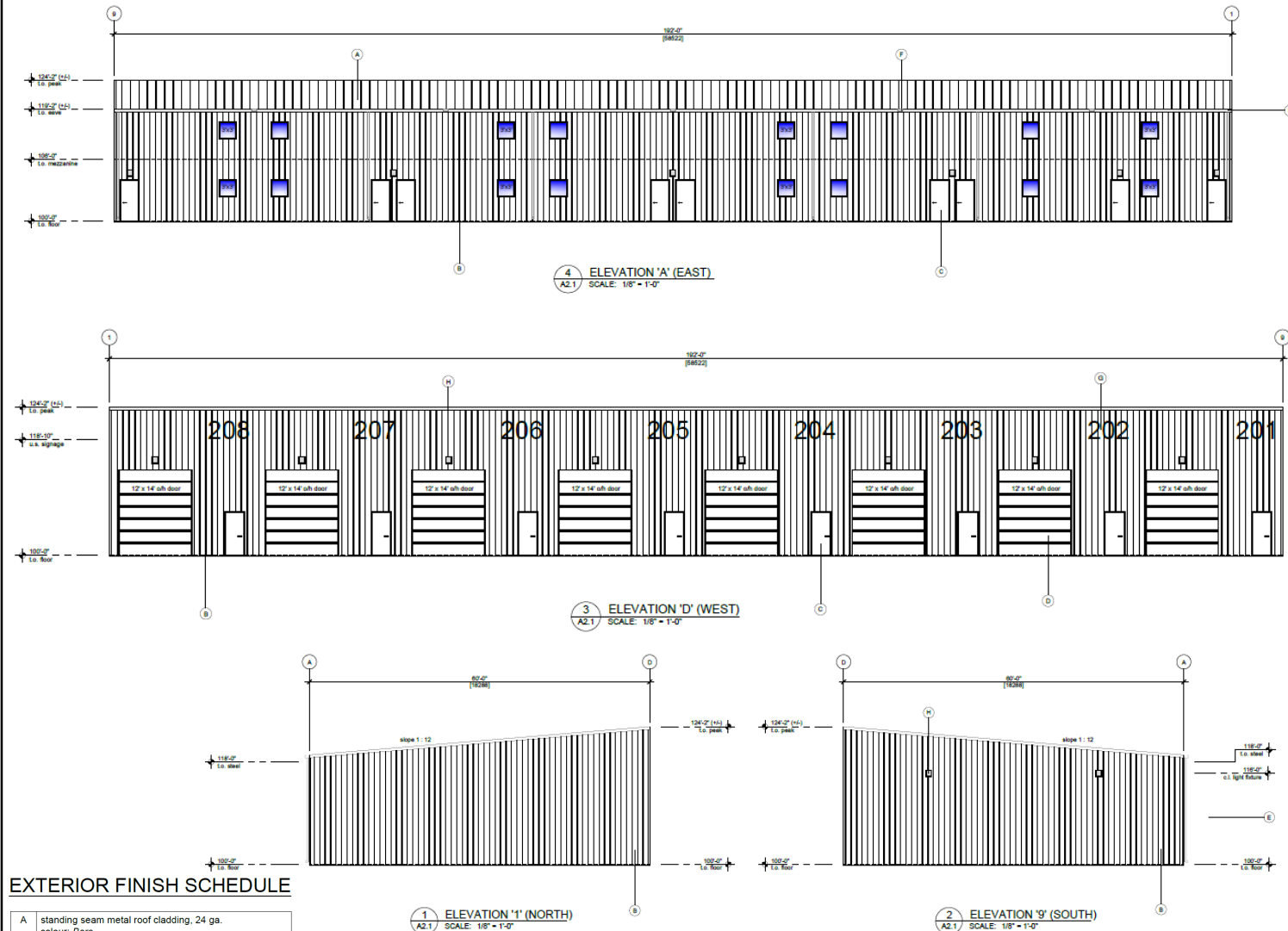


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Building #2, #3, & #4 Elevations

Development Proposal

Industrial (Light), construction of four (4) multi-bay commercial buildings, tenancy, and signage, and relaxation of the minimum tree/shrub requirement



EXTERIOR FINISH SCHEDULE

| | |
|---|---|
| A | standing seam metal roof cladding, 24 ga. colour: Bare |
| B | VF 12-36 Reverse metal wall cladding, 26 ga. colour: t.b.d. |
| C | insulated steel walk door colour: manufacturer's primer (paint by others) |
| D | flush panel, insulated, steel o/h door colour: manufacturer's primer (paint by others) |
| E | pre-finished gutter & downspout colour: to match adjacent wall cladding |
| F | scupper drain |
| G | surface mounted signage size, colour, and placement t.b.c. |
| H | exterior wall mount 150w architectural luminaire (to conform to 'dark sky' requirements) |

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Site Photos

Development Proposal

Industrial (Light), construction of four (4) multi-bay commercial buildings, tenancy, and signage, and relaxation of the minimum tree/shrub requirement



Picture 1 (Looking N from W property line)



Picture 2 (Looking S from NW corner)



Picture 3 (Looking E from NW corner)



Picture 4 (Looking W from NE corner)

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