
PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 2
DATE:	July 14, 2021	APPLICATION: PRDP20211582
FILE:	04734021	
SUBJECT:	Industrial (Medium) / Discretionary use, with no Variances	

APPLICATION: Industrial (Medium), construction of a shop addition to an existing building for a light manufacturing, wholesale, and distribution company

GENERAL LOCATION: Located approximately 0.20 kilometres (1/8 mile) south of Highway 1 and 0.20 kilometres (1/8 mile) east of Range Road 33

LAND USE DESIGNATION: Business, Regional Campus District (B-REG)

EXECUTIVE SUMMARY: This proposal is for the construction of a 413.88 sq. m (4,450.00 sq. ft.) addition to the existing principal building. The addition will include warehouse and shop space on the main floor and a 150.74 sq. m (1,622.50 sq. ft.) second floor mezzanine for storage. The site is occupied by Genpack Industries Ltd., a company that assembles, wholesales, and distributes markers, magnetic products, packaging supplies, and industrial containers and equipment. Genpack has occupied the property since 2018 with no enforcement concerns.

There is adequate parking available onsite to accommodate the addition, landscaping is existing and the proposal meets all other regulations in the Land Use Bylaw (C-8000-2020). Further, as the addition would be constructed on an existing paved surface, there are no stormwater management concerns.

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

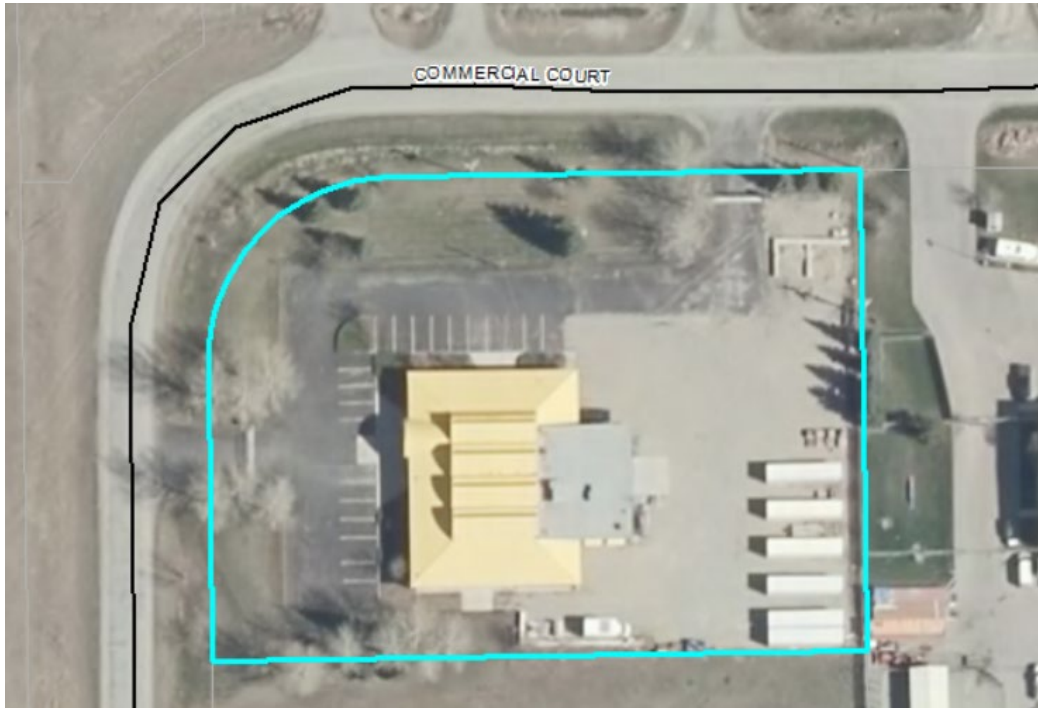
OPTIONS:

Option #1: THAT Development Permit Application PRDP20211582 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20211582 be refused.

Administration Resources

Sandra Khouri, Planning & Development Services

**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.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan; • North Springbank Area Structure Plan; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
PERMITTED USE: <i>Industrial (Medium)</i> is a discretionary use in the B-REG district	DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission

Additional Review Considerations

Conditions were set based on the following items:

Parking

- Required per previous DP (PRDP20180116): 22 stalls



ROCKY VIEW COUNTY

- Additional Industrial (Medium): 1 stall per 100.00 sq. m
 - $564.62 \text{ sq. m} / 100.00 \text{ sq. m} = 5.65 * 1 = 5 \text{ stalls}$
- Total required: 27
- Existing stalls: 27

Road Use

- **Prior to Release:** Applicant to contact County Road Operations with haul details for materials and equipment needed for the construction of the proposed “shop addition” to confirm if a Road Use Agreement will be required for any hauling along the County road system pursuant to the County’s Road Use Agreement Bylaw C-8065-2020.
- **Permanent:** Applicant to be reminded that staff and clientele parking related to the business is restricted to on-site only. If the construction of the “shop addition” reduces the available parking area on-site, parking is not permitted within the County’s road right-of-way of Commercial Court.

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/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Description:

1. That Industrial (Medium), construction of an addition to an existing building, may take place on the subject land in accordance with the approved site plans and drawings prepared by Mermac Construction Ltd., dated April 14, 2021 (Job No. 2021-207). This approval includes:
 - i. The construction of a shop addition with a mezzanine, with a footprint of 413.88 sq. m (4,450.00 sq. ft.) and a gross floor area of 564.62 sq. m (6,077.52 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.

Permanent:

3. That all conditions of PRDP20180116 shall remain in effect.
4. 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.
5. That there shall be no customer or business parking at any time along the adjacent County road right-of-way.
6. That no topsoil shall be removed from the site.
7. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from any drainage alteration.
8. That there shall be a minimum of 27 parking stalls maintained onsite at all times.
9. That any future signage will require separate Development Permit approval.
10. 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.
11. 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 regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
12. That a minimum of 10% of the developed area shall be landscaped at all time.
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 **January 31, 2022**, 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-8067-2020 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.



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

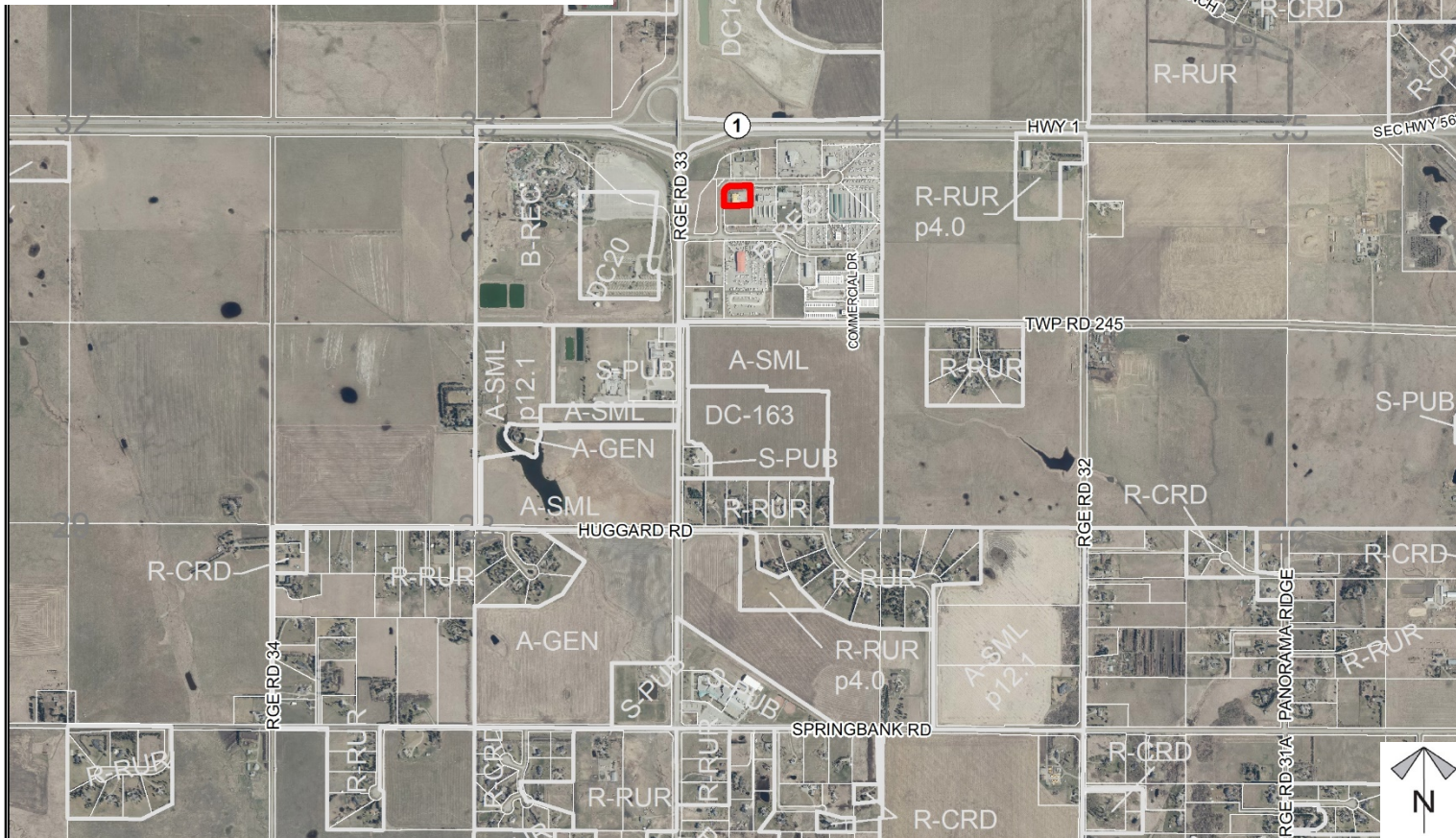
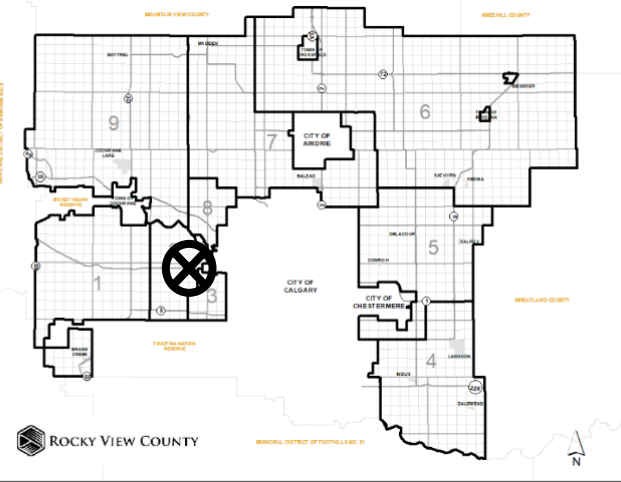
APPLICANT: Mermac Construction Ltd. (Jonathan Mosher)	OWNER: Markline Farms Ltd.
DATE APPLICATION RECEIVED: April 19, 2021	DATE DEEMED COMPLETE: April 22, 2021
GROSS AREA: ± 0.81 hectares (± 1.99 acres)	LEGAL DESCRIPTION: Lot 18, Block 1, Plan 0412779; SW-34-24-03-W05M
APPEAL BOARD: Subdivision and Development Board	
HISTORY: <p>March 21, 2018: Development permit (PRDP20180116) issued for Light Manufacturing (existing building), tenancy and signage for an assembly, wholesale and distribution company</p> <p>March 7, 2007: Development permit (2007-DP-12396) issued for the replacement of an existing freestanding sign for Tractorland</p> <p>January 20, 1997: Building permit (1997-BP-10755) issued for the construction of a retail/wholesale building</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

Industrial (Medium), construction of a shop addition to an existing building for a light manufacturing, wholesale, and distribution company



Division: 2
 Roll: 04734021
 File: PRDP20211582
 Printed: June 3, 2021
 Legal: Lot:18 Block:1
 Plan:0412779 within SW-34-
 24-03-W05M

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Site Photos

Development Proposal

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Above: Looking Along West Elevation



Above: Looking Along North Elevation



Above: Looking Along East Elevation

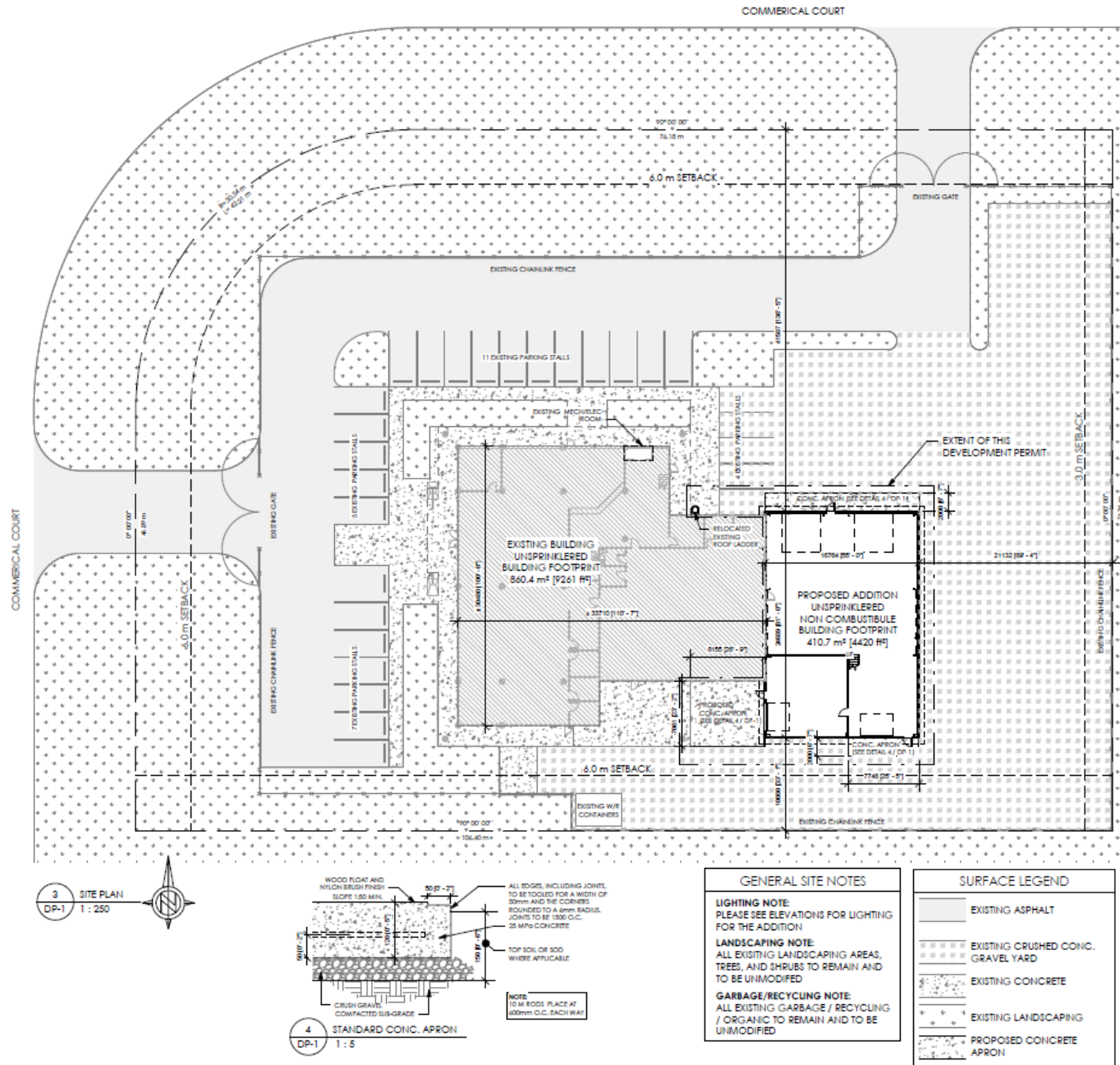


Above: Looking Along South Elevation

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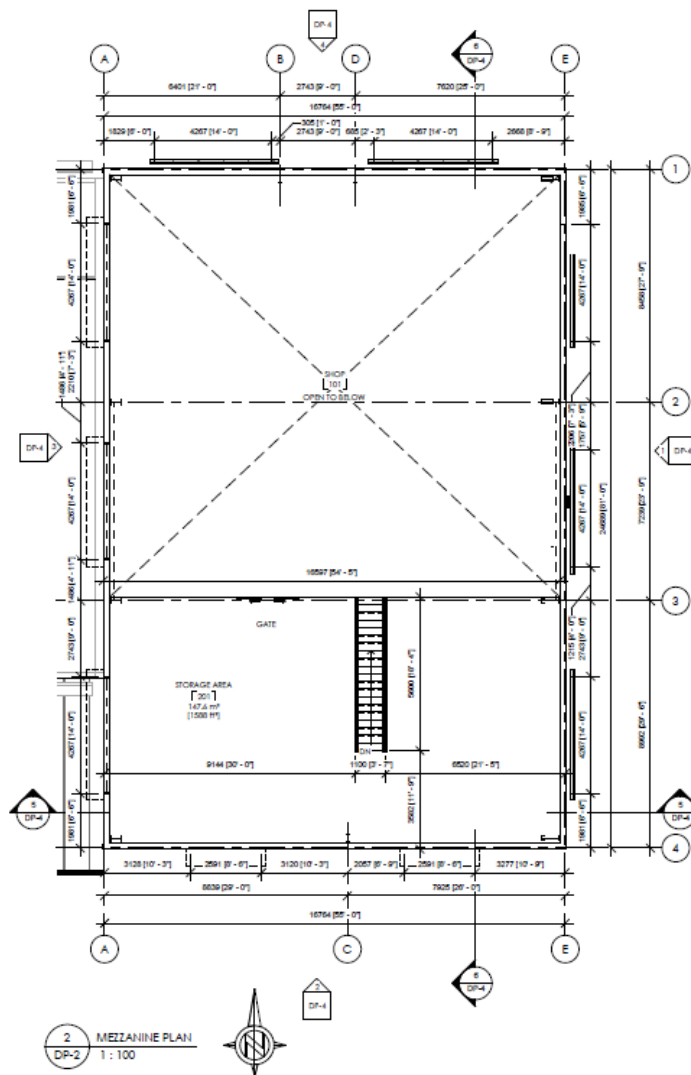
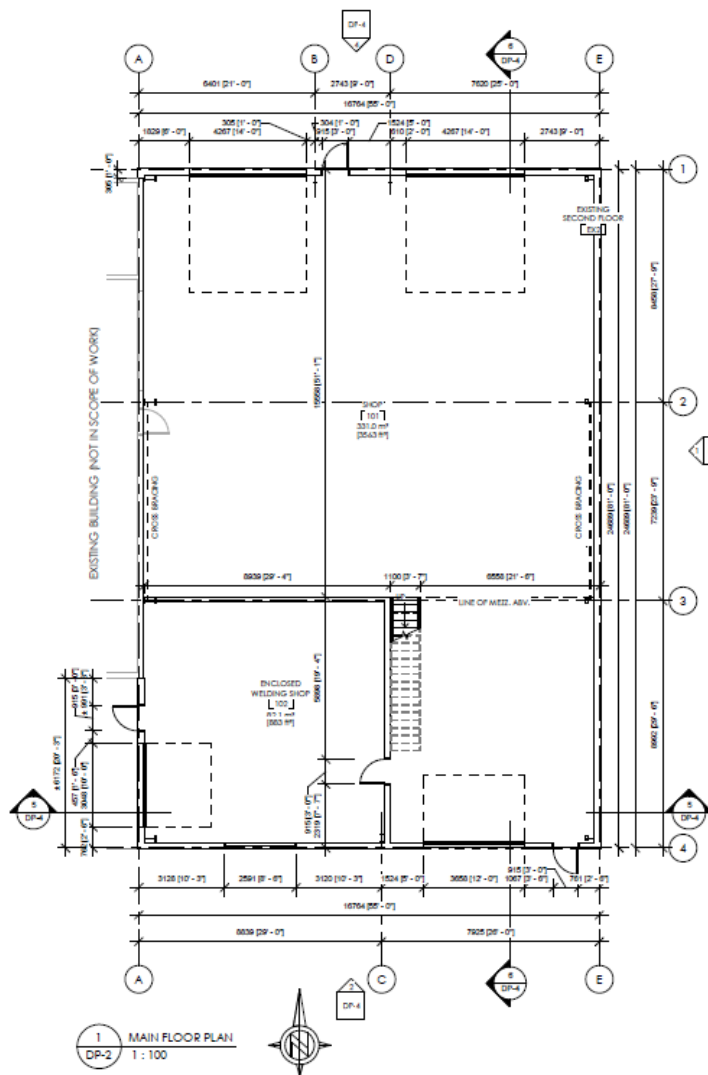


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Floor Plan

Development Proposal

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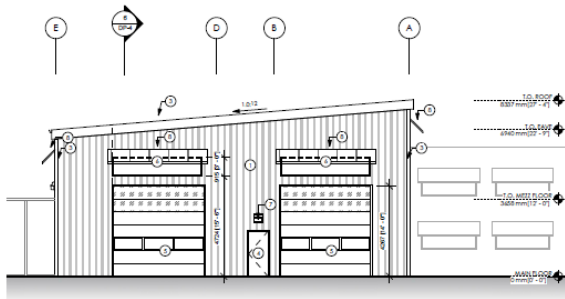


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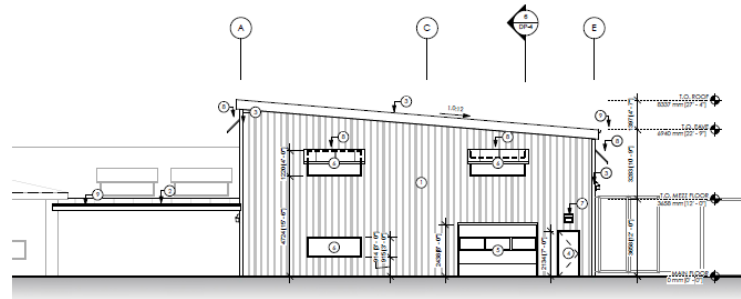
Elevations

Development Proposal

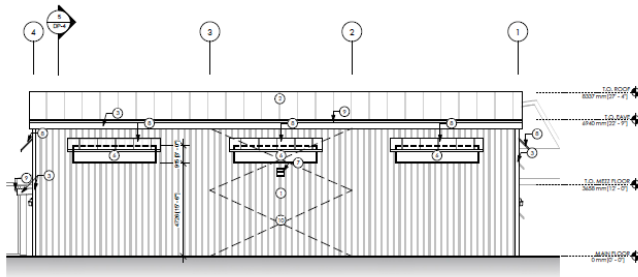
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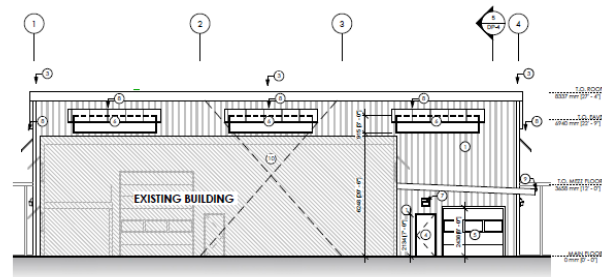
4 NORTH ELEVATION
DP-4 1:100



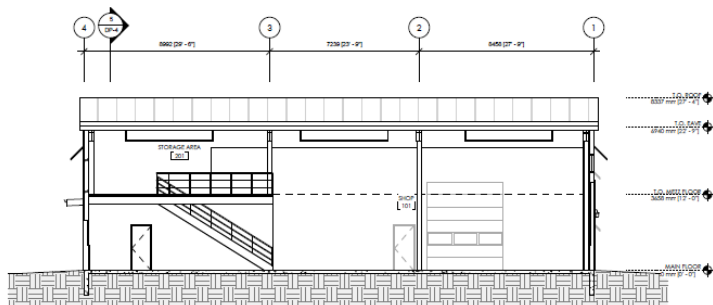
2 SOUTH ELEVATION
DP-4 1:100



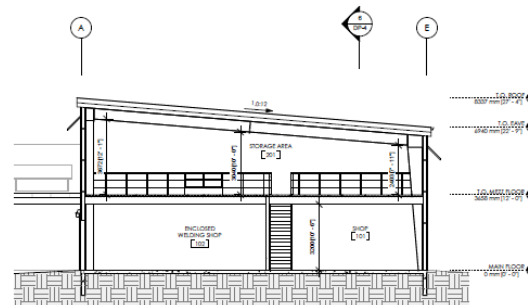
1 EAST ELEVATION
DP-4 1:100



3 WEST ELEVATION
DP-4 1:100



6 BUILDING SECTION 1
DP-4 1:100



5 BUILDING SECTION 2
DP-4 1:100

ELEVATION LEGEND

- 1 PREFAB METAL SIDING, GREY (TO MATCH EXISTING BUILDING)
- 2 PREFAB METAL SIDING, YELLOW (TO MATCH EXISTING BUILDING)
- 3 PREFAB METAL SIDING, CORNER TRIM, YELLOW (TO MATCH EXISTING BUILDING)
- 4 EXTERIOR HANDDOOR, BLACK
- 5 EXTERIOR WINDOW
- 6 EXTERIOR LIGHT
- 7 CHIMNEY, YELLOW (TO MATCH EXISTING BUILDING)
- 8 GUTTER
- 9 PREFAB CROSS BRACING

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