

PLANNING AND DEVELOPMENT SERVICES

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| TO: | Municipal Planning Commission Development Authority | DIVISION: 5 |
| DATE: | July 14, 2021 | APPLICATION: PRDP20212084 |
| FILE: | 03330069 | |
| SUBJECT: | Industrial (Light) and Outdoor Storage / Discretionary use, with no Variances | |

APPLICATION: Industrial (Light) and Outdoor Storage, construction of a storage building, equipment/vehicle storage yard, and tenancy for a construction and landscaping company.

GENERAL LOCATION: Located approximately 0.80 kilometres (1/2 mile) west of Range Road 285 and 0.41 kilometres (1/4 mile) south of 61 Avenue.

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

EXECUTIVE SUMMARY: This proposal is for the construction of a storage building, approximately 594.58 sq. m (6,400.00 sq. ft.) in size, with a gravel parking area for the storage of construction equipment, approximately 17,155 sq. m (184,654.88 sq. ft.) in area. Prime Land Developments currently operates out of the property to the south (Lot 3, Block 5, Plan 1013129). They have outgrown their current property and are proposing to develop the subject land for additional outdoor storage purposes.

A new paved approach would be constructed off Wrangler Road to access the site. An 8.00 m (26.25 ft.) landscaped strip has been provided in front of the property and a 13.50 m (44.29 ft) strip in the rear. Additional parking and landscaping requirements are addressed in the proposed condition set. Overall, the proposal meets the purpose and intent of the land use district and the Janet Area Structure Plan.

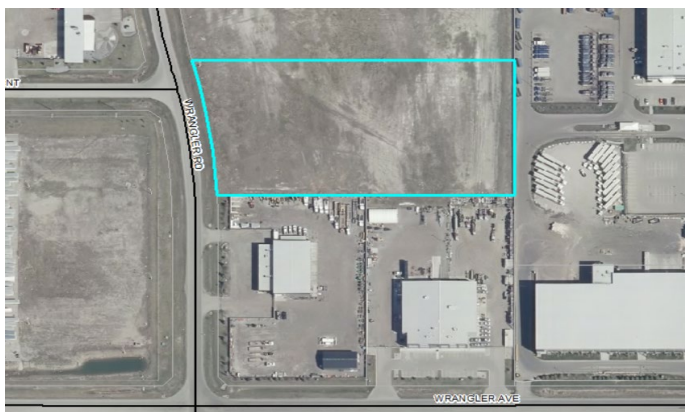
ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

Option #1: THAT Development Permit Application PRDP20212084 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20212084 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.

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| 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) and Outdoor Storage</i> is a discretionary use in C-LRD | DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission |

Payments and Levies

| APPLICABLE FEE/LEVY | AMOUNT OWING (ESTIMATE) |
|-------------------------|---|
| STORMWATER OFFSITE LEVY | \$29,900.08 (4.99 acres at \$5,992/acre) |

Additional Review Considerations

Conditions were set based on the following items:

Parking

- *The minimum number of parking stalls required is as per table 5.*
 - **Required:** *Outdoor Storage: 0.5 stalls per 100 sq. m of gross floor area (min. 4)*
 - Outdoor storage: 17,155 sq. m / 100 * 0.5 = **85 stalls**
 - **Required:** *Industrial (Light): 1 stall per 100 sq. m of gross floor area*
 - Storage Building: 595 sq. m / 100 * 1 = **5 stalls**
 - Total stalls required: **90 stalls, including 4 barrier-free**
 - **Proposed:** 10 stalls, 0 barrier-free stalls
 - **Prior to Release:** revised parking plan with 90 stalls or submit a parking assessment.

Accessible Parking Stall Dimensions:

- *Stall Width (in accordance with Alberta Building Code):*
 - **Required:** 2.40 m (7.87 ft.) stall; 2.40 m (7.87 ft.) access aisle
 - **Proposed:** not provided
 - **Prior to Release:** revised parking plan with barrier-free stalls and dimensions



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:** 50 trees – **Prior to Release**
- *For parking and loading requiring 30 or more parking spaces, a minimum landscaped area of 1.0 m² (10.76 ft²) per on-site parking space shall be provided for visual relief.*
 - **Required:** 90 stalls required = 90 sq. m of additional landscaping required
 - **Proposed:** 2,044.00 sq. m (proposed) - 2,019.38 sq. m (required) = 24.62 sq. m (additional landscaping proposed)
 - **Prior to Release:** additional 65.38 sq. m of landscaping to provide visual relief of parking area
- *Deciduous trees shall be a minimum of 63.0 mm (2.48 inches) caliper measured 450.0 mm (17.72 inches) from ground level. Coniferous trees shall be 2.5 m (8.20 ft.) in height.*
 - **Proposed:**
 - No details provided – **Prior to Release**

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) and Outdoor Storage, construction of a storage building and equipment/vehicle storage yard, may take place on the subject land in accordance with the approved site plan and drawings, as amended, and conditions of this permit. The approval includes:
 - i. Construction of one (1) storage building, approximately \pm 594.58 sq. m (6,400.00 sq. ft.) in size;
 - ii. A gravelled outside storage area, approximately 17,155 sq. m (184,654.88 sq. ft.) in area;
 - iii. Placement of a 2.13 m (7.00 ft.) high steel-clad perimeter fence.

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), with minimum calliper and height requirements, in accordance with Section 259 of the Land Use Bylaw C-8000-2020 (LUB);
 - ii. An additional 65.38 sq. m (703.75 sq. ft.) of landscaping shall be provided for visual relief of the parking area, in accordance with Section 259 of the LUB;
 - iii. A minimum 3.00 m (9.84 ft.) wide landscaped area shall be provided between the front of all buildings and the adjoining parking area (if applicable), 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 (90) shall be provided in accordance with the *Industrial (Light)* and *Outdoor Storage* uses under Section 235 Table 5 of the LUB;
 - i. If less than 90 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 Parking Assessment.
 - ii. The minimum number of barrier-free stalls (4) with dimensions and access aisles shall be provided, in accordance with 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 includes the following:
 - i. A clearly defined main entrance to the storage building 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 ASP.
5. That prior to release of this permit, the Applicant/Owner shall submit a Lighting Plan in accordance with Section 227 of the LUB for any proposed building or site lighting, including location, lighting specifications, and height.



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, to confirm the presence of County road ban restrictions, and to submit a new road approach application for the proposed approach off Wrangler Road.
 - 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 \$10,000 Refundable Security, to secure the construction of the new approach from Wrangler Road to the subject lands.
8. 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.
9. 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 any regional stormwater plans, the Co-operative Stormwater Management Initiative (CSMI) requirements, the Janet Master Drainage Plan, and the County Servicing Standards, to the satisfaction of the County.
10. 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.

Prior to Occupancy:

11. 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 the months of 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.
12. That prior to occupancy, the County shall perform an inspection of the site to verify that the road approach has been constructed in accordance with the County Servicing Standards and approved plans.
 - i. The security will be returned upon a successful prior to occupancy inspection.
13. 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.
 - i. Following receipt of the as-built drawings, the County shall complete an inspection of the site to verify stormwater has been completed.

Permanent:

14. 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.



15. That no outdoor display areas, storage areas, parking, or marshalling yards shall be allowed within landscaped yards.
16. 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.
17. That in accordance with the County's Policy 449, for commercial and industrial development, the use of holding tanks with a trucked service to dispose of wastewater and the use of cisterns with a trucked service to supply potable water shall be utilized.
18. That no topsoil shall be removed from the site.
19. 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.
20. 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.
21. 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.
22. That there shall be a minimum of 90 parking stalls, including four (4) barrier free, maintained on-site at all times, in accordance with the approved Site Plan, or in accordance with an accepted Parking Assessment. All customer and employee parking shall be restricted to the subject land and there shall be no offsite parking.
23. That there shall be no parking or signage in the County road right-of-way.
24. That any future signage will require separate Development Permit approval.
25. 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 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.
26. 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.
27. 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.
28. That if this Development Permit is not issued by **February 28, 2022**, or the approved extension date, this approval is null and void and the Development Permit shall not be issued.



Advisory:

29. 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.
30. That the County Bylaw C-8067-2020 the "Noise Bylaw", shall be adhered to at all times.
31. 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.
32. 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.
33. 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.
34. 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*].
35. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

**ATTACHMENT 'B': MAPS AND OTHER INFORMATION**

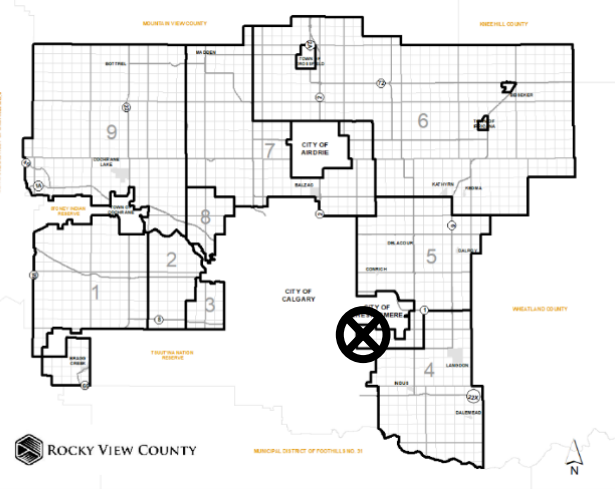
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| APPLICANT: Blair Rusnack (Prime Land Developments) | OWNER: Zahmol Investments Ltd. |
| DATE APPLICATION RECEIVED: May 4, 2021 | DATE DEEMED COMPLETE: May 13, 2021 |
| GROSS AREA: ± 2.02 hectares (± 4.99 acres) | LEGAL DESCRIPTION: Lot 2, Block 5, Plan 1013129; NW-30-23-28-W04M |
| APPEAL BOARD: Subdivision and Development Appeal Board | |
| HISTORY: N/A | |
| AGENCY SUBMISSIONS: 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. | |

Location & Context

Development Proposal

Industrial (Light) and Outdoor Storage, construction of a storage building, equipment/vehicle storage yard, and tenancy for a construction and landscaping company

Division: 5
Roll: 03330069
File: PRDP20212084
Printed: June 3, 2021
Legal: Lot:2 Block:5
Plan:1013129 within NW-30-23-28-W04M



Overview of Prime Land Developments current (Lot 3) and proposed expanded operations (Lot 2)

Location & Context

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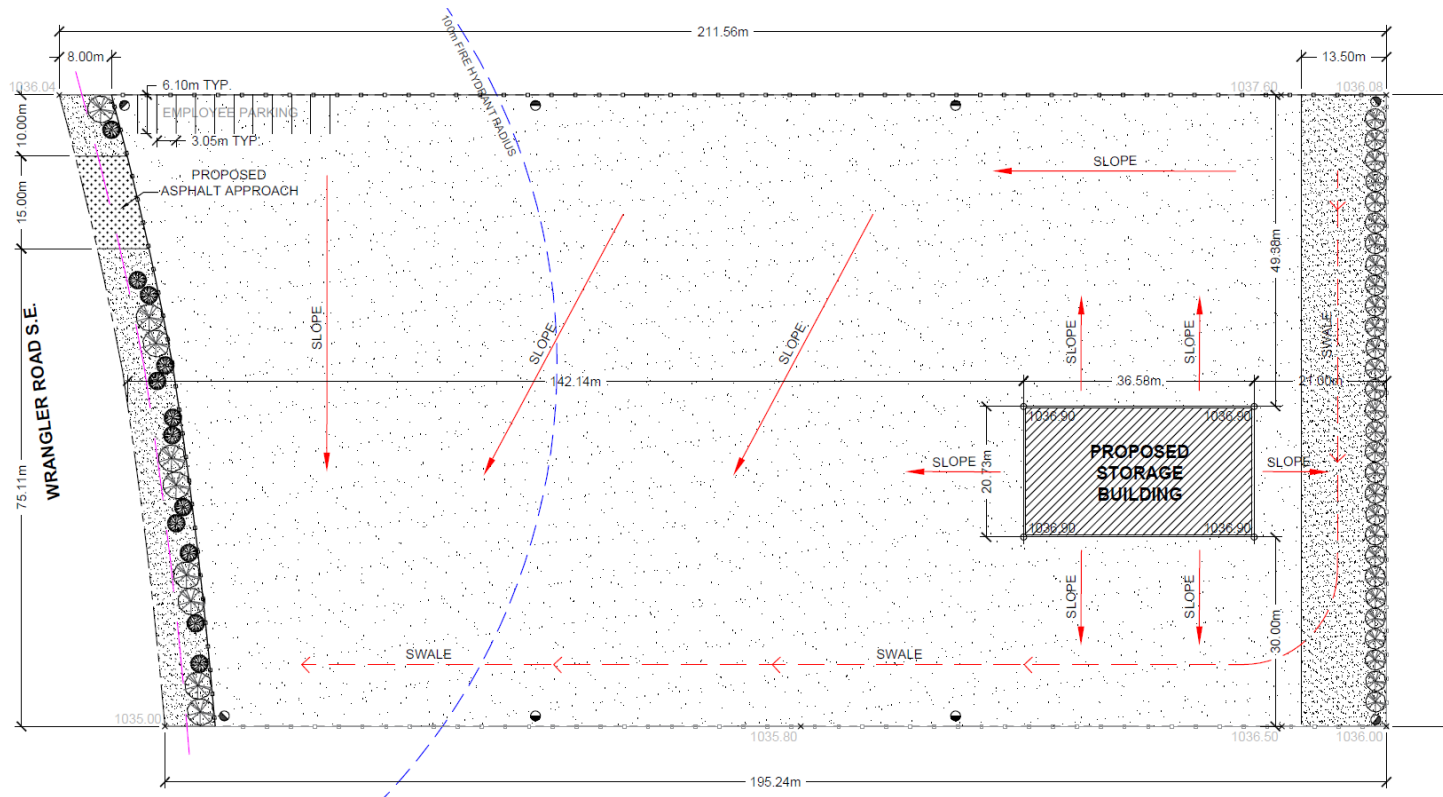


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Site Plan

Development Proposal

Industrial (Light) and Outdoor Storage, construction of a storage building, equipment/vehicle storage yard, and tenancy for a construction and landscaping company

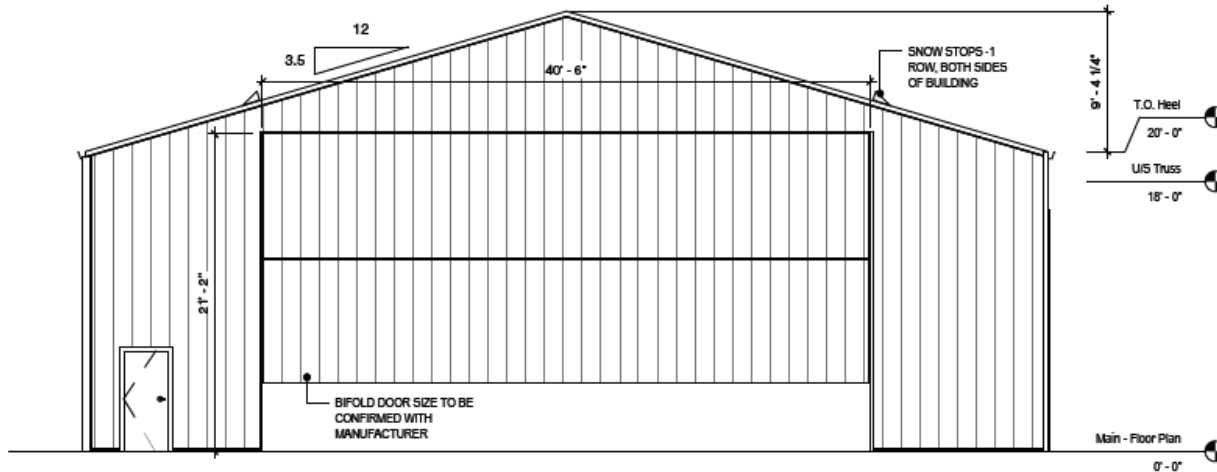


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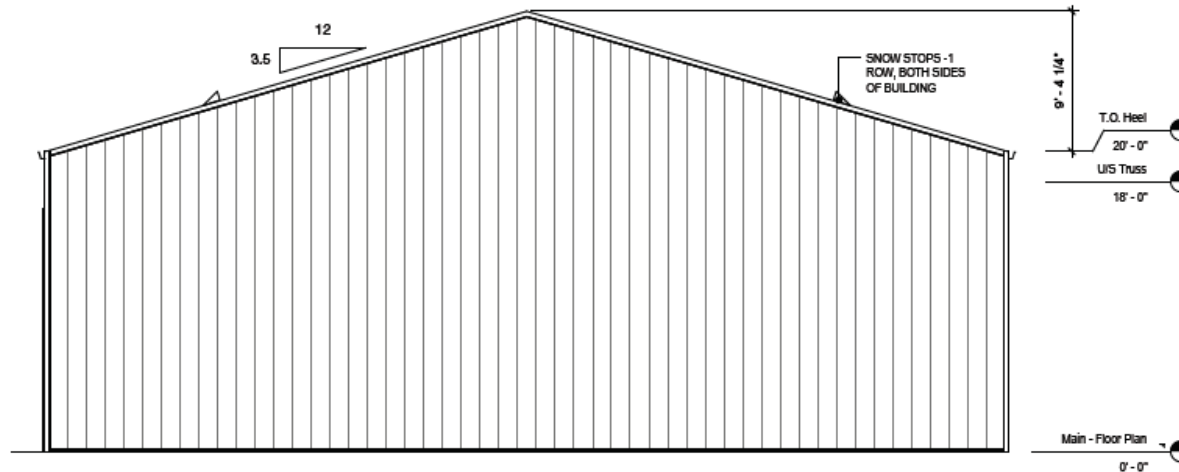
Elevations

Development Proposal

Industrial (Light) and Outdoor Storage, construction of a storage building, equipment/vehicle storage yard, and tenancy for a construction and landscaping company



| | |
|------|---------------|
| 1 | West Gable |
| S103 | 3/32" = 1'-0" |



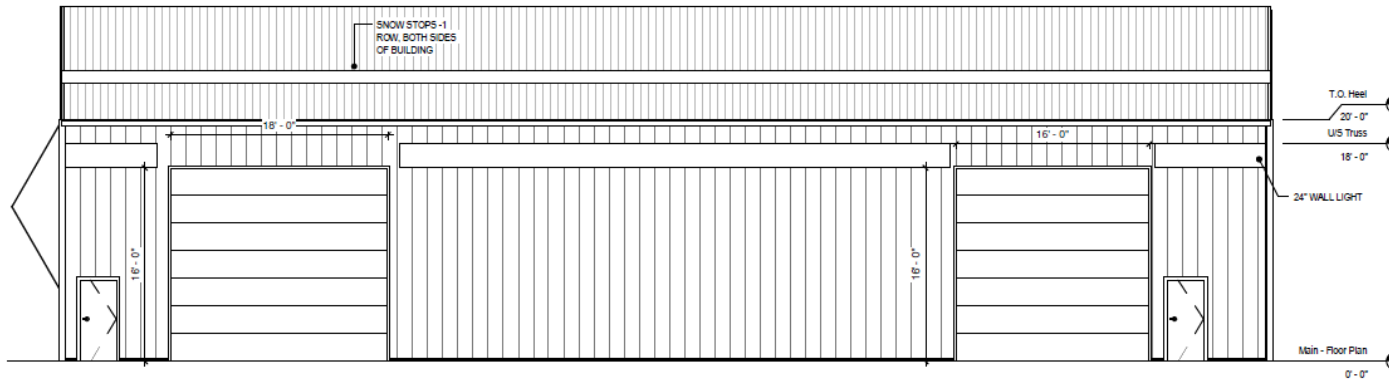
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| 2 | East Gable |
| S103 | 3/32" = 1'-0" |

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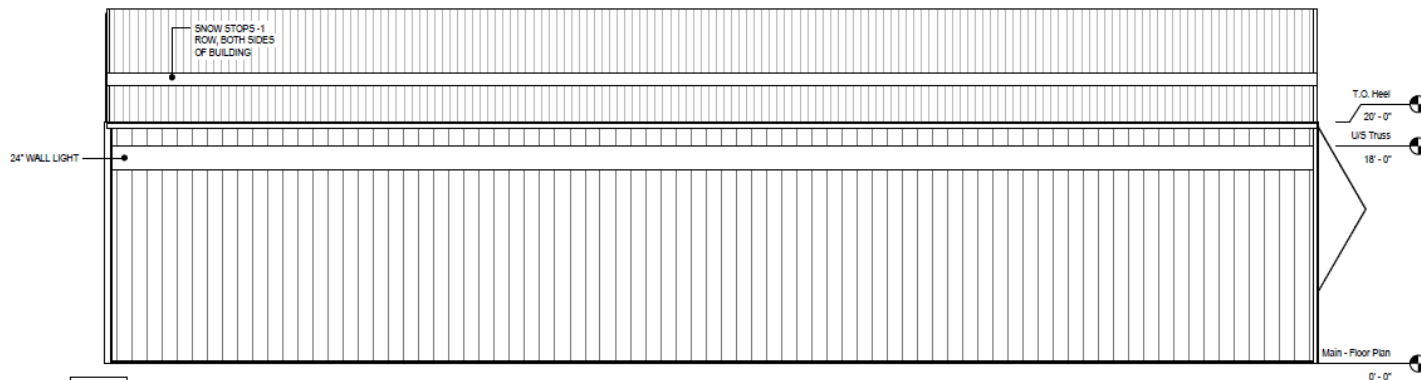
Elevations

Development Proposal

Industrial (Light) and Outdoor Storage, construction of a storage building, equipment/vehicle storage yard, and tenancy for a construction and landscaping company



| | |
|------|-----------------|
| 1 | South Elevation |
| S104 | 3/32" = 1'-0" |



| | |
|------|-----------------|
| 2 | North Elevation |
| S104 | 3/32" = 1'-0" |

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Site Photos

Development Proposal

Industrial (Light) and Outdoor Storage, construction of a storage building, equipment/vehicle storage yard, and tenancy for a construction and landscaping company

Lot 2 looking East



Lot 2 looking west



Lot 2 looking south



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