

## **PLANNING AND DEVELOPMENT SERVICES**

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**TO:** Municipal Planning Commission  
Development Authority  
**DIVISION:** 6

**DATE:** January 26, 2022  
**APPLICATION:** PRDP20215448

**FILE:** 03332011

**SUBJECT:** Outdoor Storage / Discretionary use, with no Variances

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**APPLICATION:** Application is for Outdoor Storage for the establishment of an RV and container storage facility on the subject parcel.

**GENERAL LOCATION:** Located approximately 1.01 kilometres (0.63 miles) south of Township Road 240 and on the west side of Range Road 284.

**LAND USE DESIGNATION:** Industrial, Light District (I-LHT) under Land Use Bylaw C-8000-2020.

**EXECUTIVE SUMMARY:** The Applicant/Owner is proposing to develop the site for Outdoor Storage for the establishment of RV and container storage. The parcel is approximately 4.19 hectares (10.35 acres). An area of approximately 3.44 hectares (8.51 acres) will be graded to accommodate approximately 330 RV stalls and a stormwater pond of approximately 3,164 sq. m (34,057.01 sq. ft.). There is an existing dwelling on the parcel, occupied by the owner, and an existing 327 sq. m (3,519.80 sq. ft.) accessory building (garage) that would be used as an office and for maintenance and repairs for RVs. The hours of operation would be from 9:00 a.m. to 5:00 p.m., with key card access for clients 24/7.

Access to the site is via an existing driveway on the north of the property and there is an easement in place. The site would be fenced for screening and security and would have indoor and outdoor video surveillance. Additional screening would be supplemented by the existing residence, to the east, and via landscaping: existing trees on the northern property line with some additional in-fill landscaping along the north and west boundaries. Lighting on the site would be installed to maximize effectiveness and security on the property while minimizing impacts to adjacent landowners and surrounding properties.

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

### **OPTIONS:**

- Option #1: THAT Development Permit Application PRDP20215448 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20215448 be refused for the following reasons:
1. In the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

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### **Administration Resources**

Wayne Van Dijk, Planning and Development



## AIR PHOTO & DEVELOPMENT CONTEXT:



## APPLICATION EVALUATION:

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

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Land Use Bylaw C-8000-2020;</li> <li>• Janet Area Structure Plan;</li> <li>• Canna Park Conceptual Scheme</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• Public Engagement (from re-designation)</li> <li>• Traffic Impact Assessment</li> <li>• Site Specific Stormwater Implementation Plan</li> <li>• Water Balance and Statistical Analysis</li> </ul>
<b>DISCRETIONARY USE:</b> <ul style="list-style-type: none"> <li>• Outdoor storage</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>• Municipal Planning Commission</li> </ul>

### Additional Review Considerations

Redesignation application (PL20190149) and Master Site Development Plan (PL20190148) were approved May 25, 2021, to redesignate parcel from Residential Two (R-2) District to Industrial Light (I-LHT) District to accommodate RV storage and industrial uses.

The Applicant has provided some adjacent landowner letters of support that were part of the redesignation application.



ROCKY VIEW COUNTY

**CONCLUSION:**

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

Respectfully submitted,

Concurrence,

“Dominic Kazmierczak”

“Brock Beach”

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Manager  
Planning

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Acting Executive Director  
Community Development Services

WV/lh

**ATTACHMENTS:**

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information

**ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS**Option #1:

Approval subject to the following conditions:

**Description:**

1. That Outdoor Storage for RV and Container storage may commence to operate on the subject parcel in accordance with the approved site plan and conditions of this permit.
2. Fenced and gravelled outdoor storage area, approximately 3.44 hectares (8.51 acres) in area;
3. Site stripping and grading and establishment of a stormwater pond approximately 3,164.00 sq. m (34,057.01 sq. ft.) in area.
4. The existing dwelling unit shall remain as accessory to principal use.

**Prior to Release:**

5. That prior to release of this permit, the Applicant/Owner shall submit confirmation that all fire suppression requirements for the proposed development are in accordance with the requirements of NFPA 1142 and all applicable County standards and bylaws.
6. That prior to release of this permit, the Applicant/Owner shall submit a Deep Fills Report conducted by a professional geotechnical engineer for all areas of fill greater than 1.20 m (3.93 ft.) in depth, in accordance with the County's Servicing Standards.
7. That prior to release of this permit, the Applicant/Owner shall provide payment of the Transportation Off-Site Levy in accordance with the applicable levy at the time of Development Permit approval, for the total area of the lands being developed.
8. That prior to release of this permit, the Applicant/Owner shall provide payment of the Stormwater Levy in accordance with Bylaw C-8008-2020 Stormwater Off-Site Levy Bylaw.
9. That prior to release of this permit, the Applicant/Owner shall provide a lighting plan that provides details of the proposed site lighting to ensure compliance with Sections 227-230 of Land Use Bylaw C-8000-2020.
10. That prior to release of this permit, the Applicant/Owner shall provide an updated landscaping plan that is in accordance with Section 260 of Land Use Bylaw C-8000-2020.
11. That Prior to Release of this permit, the Applicant/Owner shall contact County Road Operations to confirm if any improvements are required for the approach to Range Road 284, and 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:**

12. That prior to site occupancy, the Applicant/Owner shall submit as-built drawings certified by a professional engineer. The as-built drawings shall include verification of the as-built stormwater infrastructure and any other information that is relevant to the approved SSIP onsite.
  - i. That upon the County receiving the as-built submissions, the County shall complete an inspection of the site to verify the infrastructure has been completed as per the stamped drawings.
13. That prior to occupancy, all landscaping and final site surfaces shall be completed, and a final inspection completed.
14. 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.

**Permanent:**

15. That the Applicant/Owner shall submit compaction testing verifying that the fill areas greater than 1.20 m (3.93 ft.) in depth were placed in accordance with the Deep Fills report accepted by the County.
16. 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.
17. That there shall be a minimum of four (4) parking stalls maintained on site at all times.
18. That all on site lighting shall meet sections 227-230 of the Land Use Bylaw 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.
19. 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.
20. That there shall be no parking or signage at any time in the County road right-of-way.
21. That any signage is required to meet Sections 212-224 of Land Use Bylaw C-8000-2020.
22. That for purposes of this permit, a recreational vehicle is defined as a tent trailer, a fifth wheel travel trailer, a self-contained motor home recreational vehicle, a travel trailer or a boat on a trailer which is attached to one of the above-listed recreational vehicles, but does NOT include any cars, trucks, snowmobiles, motorcycles, trailers, sheds or boats not attached to a recreational vehicle.



## ROCKY VIEW COUNTY

23. That there shall be no residential occupancy of any recreational vehicles that are stored in the recreational vehicle storage area.
24. That no travel trailer or recreational vehicles shall have any skirting or other construction placed on the perimeter of the unit.
25. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from any drainage alteration.
26. 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.
27. That no topsoil shall be removed from the site.
28. 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.
29. That all landscaping and topsoil placement shall be in accordance with the landscaping details provided on the Landscape Plan, as amended.
30. 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.
31. The vegetation type has to endure the irrigation from May to September.
32. 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.
33. That no outdoor display areas, storage areas, parking, or marshalling yards shall be allowed within landscaped yards.
34. That the commercial/industrial operation shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the Development Authority. At all times, the privacy of the adjacent residential dwellings shall be preserved and the business shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
35. That the Applicant/Owner shall implement appropriate erosion and sedimentation control measures during the construction of the proposed development in accordance with County Servicing Standards
36. 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.



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37. That if this Development Permit is not issued by **January 31, 2023**, or an approved time extension received from the Development Authority, then this approval is null and void and the Development Permit shall not be issued.

**Advisory:**

- That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-8067-2020) at all times.
- 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].
- That the Applicant/Owner shall ensure that the wastewater servicing is in accordance with County Standards and Policy 22.8 of the Janet Area structure Plan.
- That the Applicant/Owner shall ensure that water servicing is in accordance with County Standards and Policy 22.5 of the Janet Area Structure Plan.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Carswell Planning Inc. (Bart Carswell)	<b>OWNER:</b> Paul Sackney
<b>DATE APPLICATION RECEIVED:</b> November 16, 2021	<b>DATE DEEMED COMPLETE:</b> November 26, 2021
<b>GROSS AREA:</b> ± 4.19 hectares (± 10.35 acres)	<b>LEGAL DESCRIPTION:</b> Lot 1, Block 2, Plan 9210992, SE-32-23-28-W04M (235091 Rge. Rd. 284)
<b>APPEAL BOARD:</b> Subdivision, Development Appeal Board	
<b>HISTORY:</b> <ul style="list-style-type: none"> <li>• PL20190149: redesignation from Residential 2 (R-2) to Industrial Light (I-LHT)</li> <li>• PL20190148: Conceptual Scheme and Master Site Development Plan to accommodate RV storage and industrial uses.</li> <li>• 2005-DP-11606: Home-Based Business, Type II</li> <li>• 2004-DP-10889: Home-Based Business, Type II</li> </ul>	
<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> 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.	

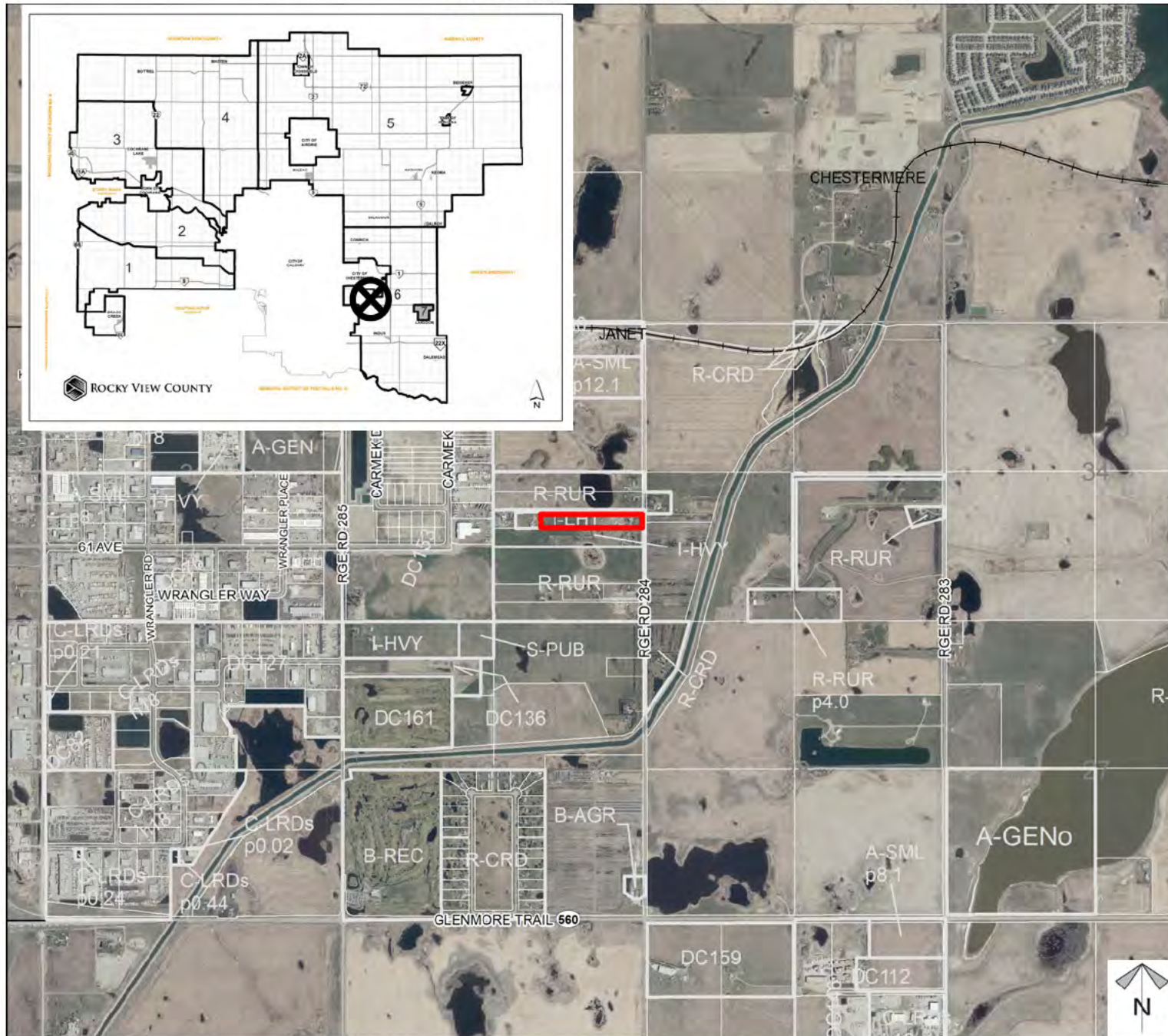
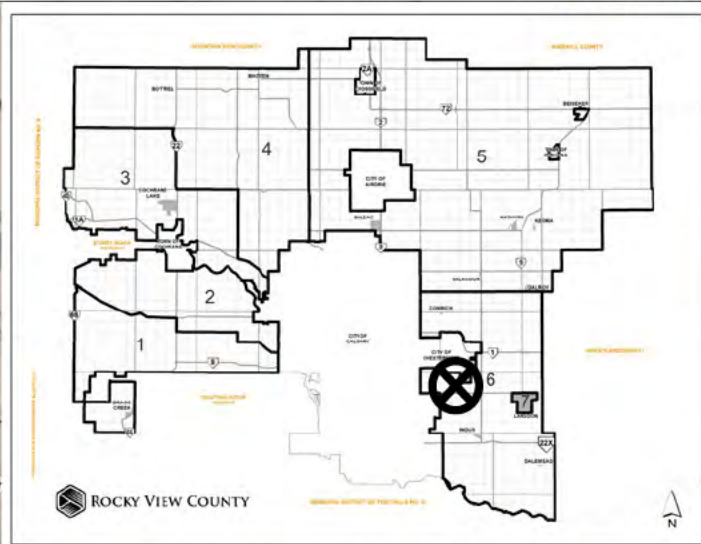




## Location & Context

### Development Proposal

Outdoor Storage for RV  
and Container Storage  
Facility



Division: 6  
 Roll: 03332011  
 File: PRDP20215448  
 Printed: Nov 26, 2021  
 Legal: Lot:1 Block:2  
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## Aerial Imagery

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## Cover Letter

### Development Proposal

### Outdoor Storage for RV and Container Storage Facility

#### DEVELOPMENT PERMIT PLANNING BRIEF

November, 2021

**Project:** Sackney Proposal PL 2019-0149  
**Location:** 235091 Range Road 284 in Rocky View County (RVC)  
**Proposal:** Development Permit (DP) for outdoor storage in I-LHT land-use district

#### Introduction

Rocky View County held a public hearing on May 25, 2021 to approve the application to redesignate the subject lands from Rural Residential District to Light Industrial District to accommodate RV storage and industrial.

#### Scope of DP

The DP emphasizes site design with the intent to provide Council and the public with a clear idea of the final appearance of the development. More specifically, it is to address:

- a) building placement and setbacks;
- b) building height and general architectural appearance;
- c) parking and public lighting;
- d) landscaping for visual appearance and/or mitigation measures;
- e) agriculture boundary design guidelines

An **Operational Plan** to fulfill criteria previously mentioned, basic hours of operation and how the facility is looked after. The hours of operation will be from 9 am to 5 pm, with key card access 24/7 for clients. Security will be provided by fencing, security lighting and owner residing on the property.

#### Location

Lands are 4.185 ha (10.34 acres) in SE-32-23-28-W04M; being Plan 9210992, Block 2, Lot 1; municipally known as 235091 Range Road 284, Rocky View County, AB.

Figure 1: Location Map, shows where the subject land is located and the surrounding lands.

#### Agent

Carswell Planning Inc. has been retained to act as agent on behalf of the owner.

#### Ownership and Legal Description

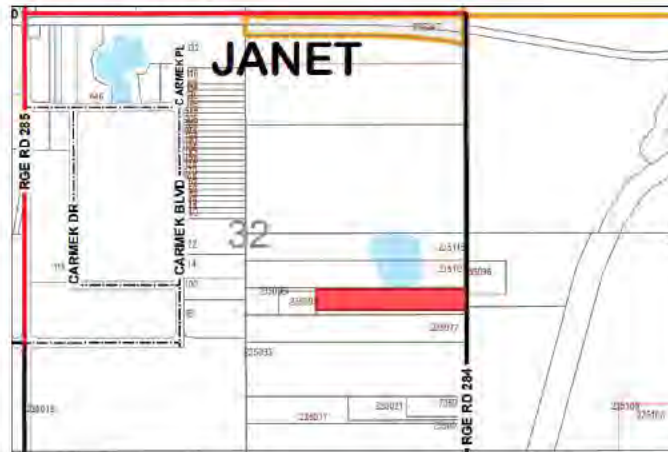
Paul Sackney and Froydis Ellingsen are the owners of the property. Legal description is Lot 1, Block 2, Plan 9210992; Title number 015 485 254; Linc 002 568 639. Access to the proposed RV/Shipping Container storage is via the existing driveway north of the property on Lot 2, Block 2, Plan 9210992, by easement as per registration number 981 335 331.

## Cover Letter

### Development Proposal

Outdoor Storage for RV  
and Container Storage  
Facility

Figure 1: Location Map



### History

The Canna Park Conceptual Scheme (CS) and concurrent land use redesignation to Industrial – Light District (I-LHT) were approved for the property by Council on May 25, 2021. The CS was prepared to address potential development in the quarter section.

### Policy Analysis

#### Canna Park CS Cell E

Figure 2: Cell E, is specific to the subject lands and provides guidance for the Development Permit. Cell E has a number of potential land uses based on the existing site characteristics.

Landscaping - the existing trees on the northern property line will be supplemented with additional vegetation to screen from the driveway serving neighbouring lands.

Screening/Buffering - additional screening will also be provided to the residence to the west.

Access - there are sufficient sight-lines at the existing entrance. Ample parking currently exists as a gravel area in proximity to the large garage on the property. The driveway to the north on separate title has a caveat for access to the subject lands as well.

Environment - no wetlands were found on the subject lands.

General Matters - as stated in the general policies, matters such as: transportation, stormwater, landscaping, lighting, parking, building placement, etc. will be addressed at the DP stage. In addition, this report addresses those matters of the CS, namely: the use proposed, hours of operation, volume of traffic expected, parking, impervious/impervious lot coverage, buildings, and storage proposed.



## Cover Letter

### Development Proposal

Outdoor Storage for RV  
and Container Storage  
Facility

**Figure 2: Cell E**



#### **Janet Area Structure Plan**

The Janet Area Structure Plan (ASP) supports the area within the plan to be developed for industrial uses. Currently, the subject lands are within the *Residential Transition* zone of the ASP. Under Section 10.0 Industrial, an objective states that the plan supports transitions from residential (among others) to industrial uses.

#### **Land Use District**

Industrial, Light District (I-LHT) is the land use for the subject property. Minimum parcel size for Industrial – Light District is 1.0 ha (2.47 acres). The parcel size of the subject lands, being 4.18 ha (10.35 acres), fits within the parameters for this proposed land use district 1.62 ha (4 ac.) – 6.09 ha (20 ac.). The existing dwelling and accessory building more than meet the setback requirements.

*I-LHT* is outlined in Section 436 of the Land Use Bylaw. The purpose is to “accommodate a combination of office and industrial activity, including storage and support businesses, where nuisance factors are confined to the site area. Development shall address issues of compatibility and transition with respect to adjacent uses.”

“Industrial Light” means those developments where activities and uses are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building. Any development, even though fully enclosed, where, in the opinion of a Development Authority, there is significant risk of interfering with the amenity of adjacent sites because of the nature of the site, materials or processes, shall not be considered Industrial (Light). Typical uses include laboratories, general contractors and landscaping services, construction firms, self storage facilities and warehouse sales of furniture, floor coverings etc.

## Cover Letter

### Development Proposal

### Outdoor Storage for RV and Container Storage Facility

#### Permitted Uses Related to the Proposal

Specifically, "*Outdoor Storage*" means an outdoor area that may contain a building or structure used for the keeping of goods, inventory, materials, machinery, equipment, unregistered vehicles, or Vehicles (Recreation), outside.

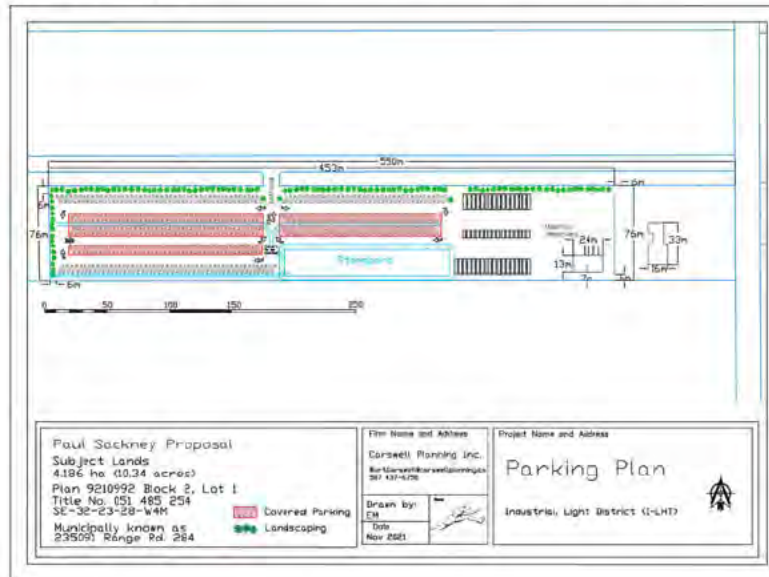
"*Accessory Building*" means a detached building, with or without a permanent foundation, which is subordinate or incidental to the Principal Use or Principal Building located on the same site. Typical accessory buildings include, but are not limited to, fabric covered buildings, garages, sheds, chicken coop etc. Accessory Building does not include Accessory Structure.

"*Dwelling Unit, Accessory to a Principal Use*" means a dwelling that is accessory to a non-residential principal use of the parcel.

#### The Site

Figure 3a and 3b: Site Plan, shows RV parking, landscaping, storm pond, and material storage.

**Figure 3a: Site Plan**

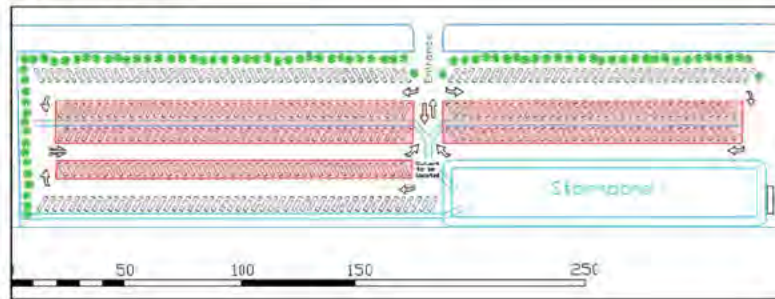


## Cover Letter

### Development Proposal

### Outdoor Storage for RV and Container Storage Facility

Figure 3b: Site Plan



#### **Building Placement and Setbacks**

The existing buildings will not be altered in any way.

#### **Accessory Building**

An existing 327 m<sup>2</sup> garage on the property will act as an accessory building designed for repairs to RVs stored on site. Parking will be out front for a minimum of four spaces large enough to accommodate RVs. The building will also have office space for the two employees on site. Hours of operation will be the same as the RV/shipping container storage yard.

#### **Lighting**

In keeping with the character of its country setting, lighting is proposed to be dark sky friendly. RV parking which is illuminated will have all lighting positioned in such a manner that ambient light falling onto abutting properties is minimized. The intent is to ensure that all light fixtures installed maximize their effectiveness and security on the property and minimize impact beyond the property to avoid direct glare on surrounding properties or on the night-sky. This is consistent with Policy 10.6 of the Janet ASP, which states that "All private lighting including security and parking area lighting shall be designed to respect the County's 'dark sky' Land Use Bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties."

#### **Landscaping**

There will be a buffer on the west side between the industrial use of RV parking and storage and the existing buildings to keep privacy as shown in Figure 3: Site Plan. There is also a 6m wide landscaped buffer on the north side of the site. In order to collect runoff from the site into a central stormpond, these areas are proposed to be raised above the adjacent property elevations. On the west side of the site, it is proposed that the landscaped buffer be constructed on top of a topsoil borrow pit, with a swale directed through culverts and ditches to the site's stormpond. On the north side of the site, the landscaped area is proposed to drain to the north into the south ditch of the private lot, following the existing drainage pattern.



## Cover Letter

### Development Proposal

### Outdoor Storage for RV and Container Storage Facility

#### **Fencing and Security**

Outdoor and indoor video surveillance should be installed. Outside lighting should be active by motion sensor. Consideration is given to dark sky friendly lighting. The owner lives at the site in a residential dwelling. When away, a third-party company could also be engaged to provide security services to the facility. A gate and fencing will be provided controlling access to the site.

#### **Parking Plan**

Ample parking currently exists in the gravel area west of the residence. With the new layout, approximately 330 RV stalls are proposed as per the site plan.

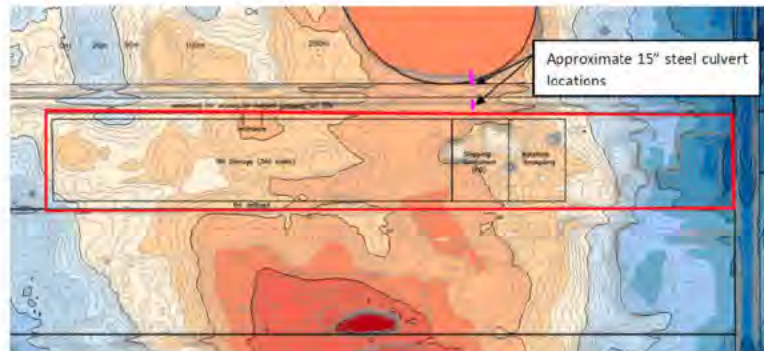
#### **Traffic**

Jason Dunn of Bunt & Associates was retained to complete a Traffic Impact Assessment (TIA). The report found that the study intersection operates acceptably, even after development. However, it is recommended that the intersection of Highway 560 and Range Road 284 be upgraded to a type IV configuration going westbound. The TIA also recommends that Alberta Transportation include the upgrade of the intersection into their forward planning program. Illumination is not warranted for this intersection.

#### **Stormwater**

Ross Thermier of Scheffer Andrew Ltd. was retained to complete a Stormwater Management Plan entitled, *Site Specific Stormwater Implementation Plan (SSIP)*, dated October 25, 2021. Figure 4: Site Topography with 0.10m Contour Intervals, shows that the low area of the land is located essentially where the stormwater pond is proposed. Test holes on the site revealed clay, which can be used for the pond lining.

**Figure 4: Site Topography with 0.10m Contour Intervals**





## Cover Letter

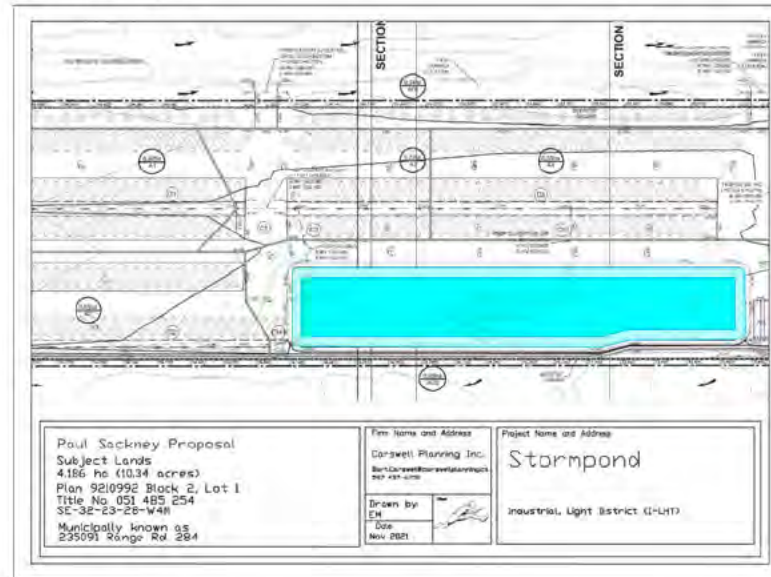
### Development Proposal

### Outdoor Storage for RV and Container Storage Facility

Pre-development calculations of imperviousness are 7%. Post-development calculations of imperviousness are 33%. Calculations included a portion of the site being developed with compacted gravel and some covered storage. The pond is designed to store the 1:100 year return frequency runoff, and the 1:500 year return frequency at its freeboard level. Runoff directed to the evaporation pond will dissipate through evaporation only. The Minimum Building Opening Elevations (MBOE) for any potential buildings adjacent to the evaporation pond are to be set at least 0.50m above the freeboard elevation.

Figure 5: Stormpond, shows the proposed stormpond in detail. Map underlay is taken from Scheffer Andrew's *SS/P*. The stormpond is 3164 m<sup>2</sup> in area (from report) and 2707 m<sup>3</sup> in volume (AutoCAD calculations).

**Figure 5: Stormpond**



## Cover Letter

### Development Proposal

Outdoor Storage for RV  
and Container Storage  
Facility

### Public Engagement

Consultation with neighbouring property owners took place on October 15, 2020 at the home of the previous owners Larry and Patricia Schlichenmayer. Current owners are Paul Sackney and Froydis Ellingsen. Figure 6: Public Engagement, shows a number of people attended. Seven letters of support were provided with the knowledge that a development permit would be applied for an RV lot.

**Figure 6: Public Engagement**



### Conclusions

Carswell Planning Inc. recommends approval for this Development Permit as it aligns with the Canna Park CS and Janet ASP.

Respectfully submitted,

*Bart Carswell*

Bart Carswell  
Carswell Planning Inc.

*Evan McGregor*

Evan McGregor  
Carswell Planning Inc.

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 Mobile: 587-437-6750

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## Site Plan

### Development Proposal

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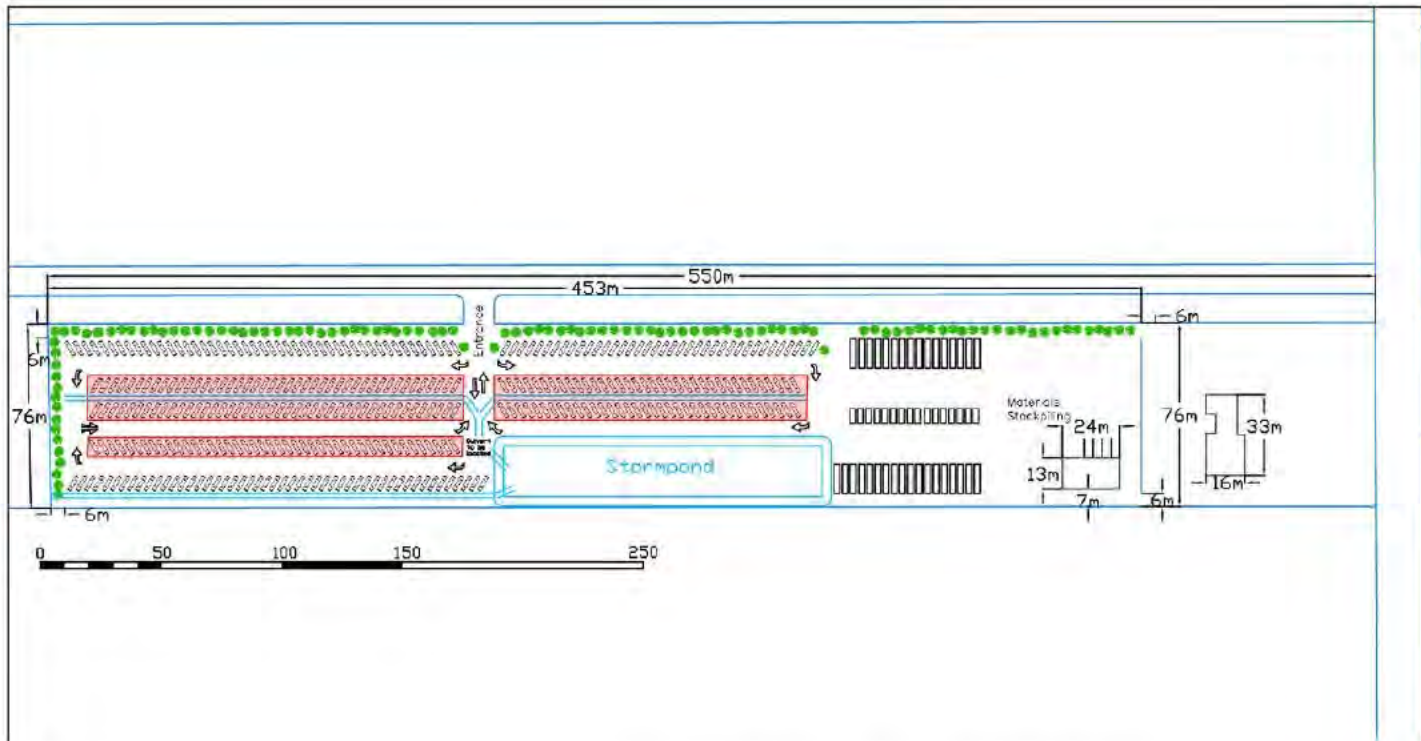
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23-28-W04M*



## Site Plan

### Development Proposal

Outdoor Storage for RV  
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Facility



#### Paul Sackney Proposal

Subject Lands  
4.186 ha (10.34 acres)  
Plan 9210992 Block 2, Lot 1  
Title No. 051 485 254  
SE-32-23-28-W4M  
Municipally known as  
235091 Range Rd. 284



Covered Parking



Landscaping

#### Firm Name and Address

Carswell Planning Inc.  
Bar.t.Carswell@carswellplanning.ca  
597 437-6750

#### Drawn by:

EM

Date

Nov 2021



#### Project Name and Address

Parking Plan

Industrial, Light District (I-LHT)



Division: 6  
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**Site Photo****Development Proposal**

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Looking west from Range Road 284



Looking south towards existing residence, from north property line

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## Site Photo

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Looking south from north property line



Looking south from north property line

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## Site Photo

### Development Proposal

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Facility



Looking southwest  
from north property  
line



Looking west from  
north property line

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**Site Photo**

**Development Proposal**

Outdoor Storage for RV  
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Facility



Looking southeast  
from north property  
line



Looking northwest  
from north property  
line

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File: PRDP20215448  
Printed: Nov 26, 2021  
Legal: Lot: 1 Block: 2  
Plan: 9210992 within SE-32-  
23-28-W04M*



## Adjacent Landowners (letters of support)

### Development Proposal

Outdoor Storage for RV  
and Container Storage  
Facility



September, 2019

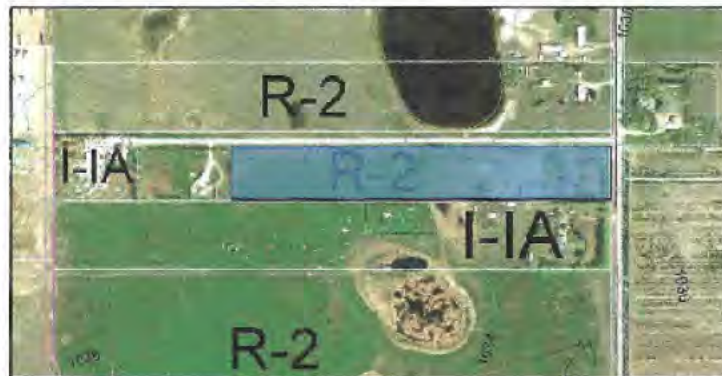
Attention: Rocky View County, Planning & Development Services  
 Fax: 403.277.3066  
 development@rockyview.ca

Re: Redesignation  
 235091 Range Rd 284, Rocky View County (RVC)

To Whom it may concern,

As neighbouring property owners to the above-mentioned property, I (we) support the application for the plan as presented. The intent is to:

- Change Residential Two (R-2) to Industrial Activity (I-1A) <sup>LS</sup> to support light industrial, continued use of a residential dwelling and landscaping that is aesthetically pleasing and
- Following approval of the Land Use, a Development Permit may be applied for.



Thank you,

signature: Bart Carswell date: OCT 21/19

name: CARLO SIMONELLI address: 7147-110 AV. S.E.

Should you have any questions, please feel free to contact:

Bart Carswell, MA, MCIP, RPP  
 Carswell Planning Inc.

Office Address: #200, 525 - 28th St, SE Calgary, AB T2A 6W9 (in Remax Complete Commercial)

Mailing Address: Box 223, 104 - 1240 Kensington Rd. NW Calgary, AB T2N 3P7

Phone: 587 437-6750

Bart.Carswell@carswellplanning.ca

Division: 6  
 Roll: 03332011  
 File: PRDP20215448  
 Printed: Nov 26, 2021  
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 23-28-W04M

October 21, 2019

**Letter of Support**

County Contact: ?  
 File No.: ?  
 Application No.: Redesignation approval Bylaw C-7866-2019  
 DP ?  
 Agent: Andre Chabot, ARJ Consulting [dachabo7@telus.net](mailto:dachabo7@telus.net)  
 Owner: Jaroc Holdings Ltd.  
 Proposal: Industrial - Industrial Activity (Industrial - Heavy) for Cannabis Cultivation and Cannabis Facility, as provided in Section 20.9 of the Land Use Bylaw (LUB)  
 Process: Development Permit  
 Location: SE-32-23-28-W4M; Block 3, Plan7410673 (20.08 ac.) and Lot 3, Block 2, Plan 9210992 (5.07 ac.); municipally known as 235077 and 235095 – Range Rd. 284, Rocky View County


To whom it may concern,


We are Larry and Patricia Schlichenmayer, neighbouring owners of the adjacent property at 235091 Range Road 284.

First, congratulations on your Redesignation. We are aware that one of the conditions of I-IA for this discretionary use is to be 75 m, measured from the cultivation field and/or facility building, to a residential site. The intent of this guideline is to ensure that the neighbouring owners continue to have the enjoyment of their property without concern with the Cannabis Cultivation and Cannabis Facility.

As neighbours, we support one another in our ventures going forward provided it is supported through good planning. We have no concerns with the Cannabis Cultivation and Cannabis Facility proposed.

Thank you for this opportunity to provide comment,

  
 Signature, Larry Schlichenmayer

  
 Signature, Patricia Schlichenmayer

Oct 21 / 2019  
 Date

## Adjacent Landowners (letters of support)

**Development Proposal**

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Facility

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**Adjacent  
Landowners**  
(letters of support)**Development Proposal**

Outdoor Storage for RV  
and Container Storage  
Facility



Delivered by Email:  
janderson@rockyview.ca

Rockyview County

September 2, 2020

Attn: Members of Council and Jessica Anderson [file manager]

Re: Landuse Application PL20190149

I am the owner of the property directly adjacent to the property seeking landuse approval under the captioned application.

I am writing this letter to express my strong support of the said landuse application.

I support the application because the suggested use fits within the area context as there are other home businesses in the transition area that conduct business that the applicant seeks under its landuse application. Furthermore, the landuse aligns with the Janet ASP and most importantly further develops the transition zone that we need foster to ensure the redevelopment initiatives of the Janet ASP move forward and property owners obtain that which the Janet ASP directs.

Thank you for your time and consideration.

Be safe and well.

Sincerely yours



Rocco Terrigno



Division: 6  
Roll: 03332011  
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September, 2019

Attention: Rocky View County, Planning & Development Services  
 Fax: 403.277.3066  
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Re: Redesignation  
 235091 Range Rd 284, Rocky View County (RVC)

To Whom It may concern,

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- Change Residential Two (R-2) to Industrial Activity (I-IA) to support light industrial, continued use of a residential dwelling and landscaping that is aesthetically pleasing and
- Following approval of the Land Use, a Development Permit may be applied for.



Thank you,

signature Gerald Ziegler date Sept 28 2019 235107 RANG RD  
 name GERALD ZIEGLER address 32-23-2804 LOT 1

Should you have any questions, please feel free to contact:

Bart Carswell, MA, MCIP, RPP  
 Carswell Planning Inc.  
 Office Address: #200, 525 – 28th St, SE Calgary, AB T2A 6W9 (in Remax Complete Commercial)  
 Mailing Address: Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7  
 Phone: 587 437-6750  
[Bart.Carswell@carswellplanning.ca](mailto:Bart.Carswell@carswellplanning.ca)

## Adjacent Landowners (letters of support)

### Development Proposal

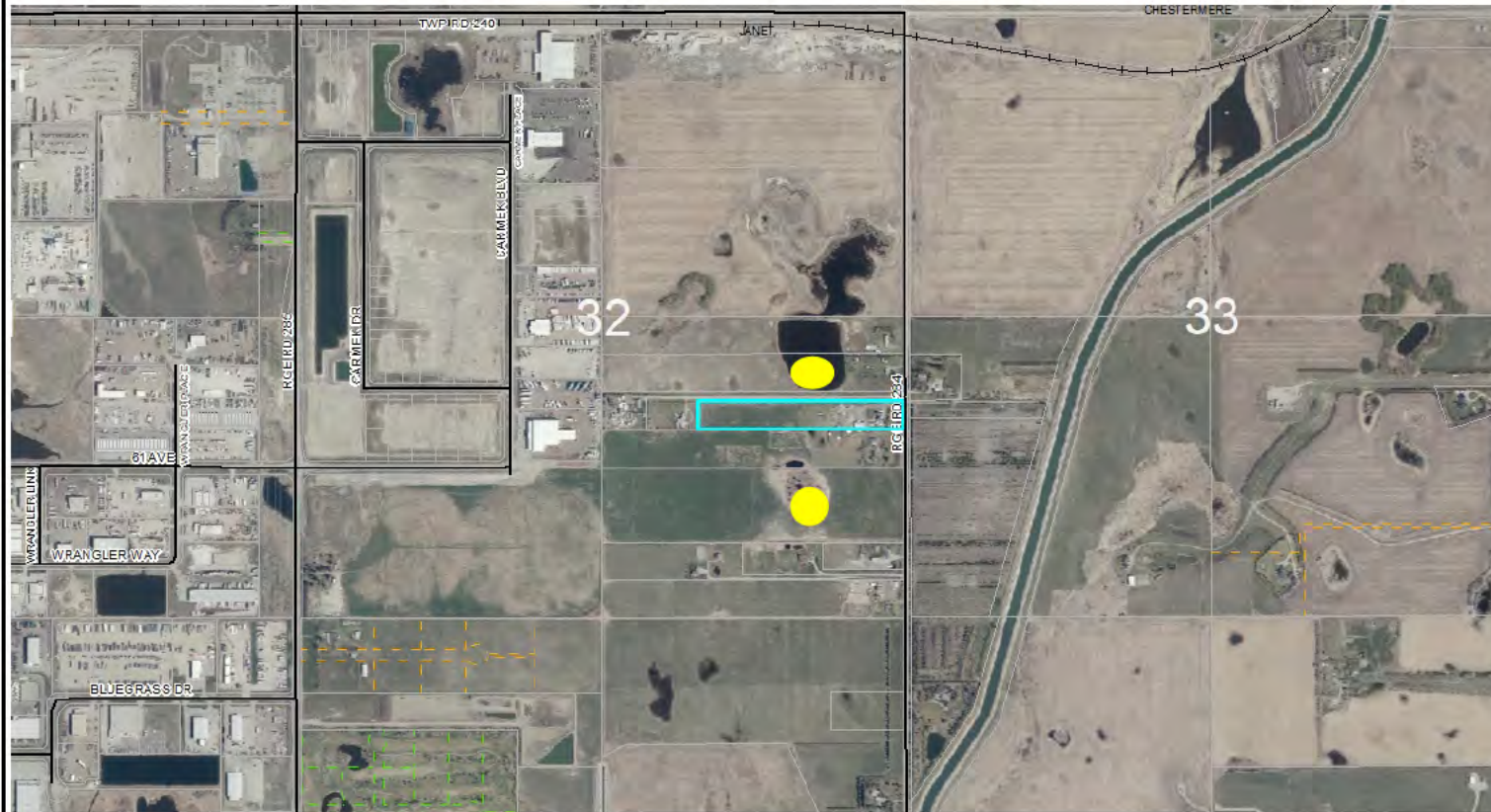
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## Adjacent Landowners (address provided)

### Development Proposal

Outdoor Storage for RV  
and Container Storage  
Facility



Subject Parcel



Landowner  
consent

Division: 6  
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