

## **PLANNING AND DEVELOPMENT SERVICES**

**TO:** Municipal Planning Commission

**DATE:** November 26, 2020

**DIVISION:** 4

**APPLICATION:** PRDP20202999

**SUBJECT:** Development Item: Post Offices

**USE:** Listed Direct Control Discretionary use, with no Variances

**APPLICATION:** Post Offices (existing building), tenancy and signage

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

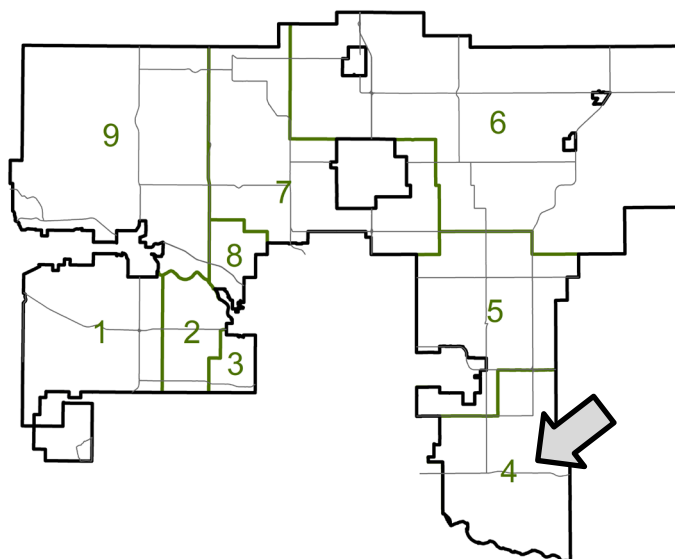
**LAND USE DESIGNATION:** Direct Control District 64 (DC 64) and under Land Use Bylaw C-4841-97.

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

### **OPTIONS:**

Option #1: THAT Development Permit Application PRDP20202999 be approved with the conditions noted in the Development Permit Report, attached.

Option #2: THAT Development Permit Application PRDP20202999 be refused as per the reasons noted.



### **AIR PHOTO & DEVELOPMENT CONTEXT:**



### **Administration Resources**

Jacqueline Targett - Planning and Development Services



## DEVELOPMENT PERMIT REPORT

<b>Application Date:</b> September 29, 2020	<b>File:</b> 03222119
<b>Application:</b> PRDP20202999	<b>Applicant/Owner:</b> 1221530 Alberta Ltd.
<b>Legal Description:</b> Lot UNIT 22, Plan 0010821, NE-22-23-27-04 (119, 355 Centre Street)	<b>General Location:</b> Located in the hamlet of Langdon
<b>Land Use Designation:</b> Direct Control District 64 (DC 64), Cell A and Land Use Bylaw C-4841-97 (LUB).	<b>Gross Area:</b> ± 0.09 hectares (± 0.23 acres)
<b>File Manager:</b> Jacqueline Targett	<b>Division:</b> 4

### PROPOSAL:

The proposal is for Post Offices (existing building), tenancy and signage. *Note, this application was assessed in accordance with DC 64 and Land Use Bylaw C-4841-97, as regulated by the DC.*

The subject tenancy, for a post office, is located within a multi-use/tenant commercial building, without the proper development or building approvals in place. This application would help bring the property into compliance with DC and the LUB.

The principal tenant building was approved in 2005, for construction of commercial space and ancillary dwelling units (4 units). The building is located within a commercial development, to accommodate local commercial uses for the surrounding residential properties. No exterior changes to the building or servicing are proposed with the tenancy.

The Post Office occupies 42.73 sq. m (460.00 sq. ft.) of the building, operates Monday to Friday from 10:00 a.m. to 6:00 p.m. and includes on-site communal parking. Signage details have not been provided, and will be requested.

### Property History:

#### Development Permits:

- 2005-DP-11290 (construction of a commercial/residential building consisting of commercial space and 4 ancillary dwelling units); Issued June 29, 2005

#### Building Permits:

- 2005-BP-18636 (Commercial Offices / 4 Residential Suites); Final inspection, with Occupancy issued September 16, 2008

#### Planning Applications:

- 99-RV-77 (The subject unit was registered as part of the development bare land condominium); Registered on April 6, 2000.

DC 64**2.3.4 Discretionary Uses: Post Offices**

All other regulations are applicable to principal building construction and are not applicable to the subject tenancy application.

**STATUTORY PLANS:**

The subject property falls under the Langdon Area Structure Plan (ASP). The ASP does not give specific guidance on the nature of this application, but does in general support business-commercial development on the subject parcel/properties.

**INSPECTOR'S COMMENTS:**

Inspection: October 30, 2020

- Existing small signage out front and fascia sign
- Appears well maintained
- Business occupied

**CIRCULATIONS:**Building Services Review (November 12, 2020)

- Advisory Condition – Demising wall between the post office and unit 119 must be constructed as a continuous fire separation having a fire-resistance rating of not less than 45 min
- Advisory Condition – HVAC design compliant to Part 6 of the building code required
- Advisory Condition – An universal washroom is required within the suite for the staff.
- Advisory Condition – A barrier free path of travel shall be maintained throughout the suite
- Advisory Condition – Counters longer than 2 m must have at least one barrier-free section compliant with 3.8.3.19.
- Advisory Condition – fuel-fired space-heating appliances and water heaters that serve more than one suite shall be located in a service room protected by a 1-hour fire-resistance rated separation.
- Advisory Condition – Fire dampers must be installed in ducts that penetrate an assembly required to be a fire rated separation

Development Compliance Review (October 15, 2020)

- This application is the result of an enforcement issue.
- Given that an application has now been applied for, Development Compliance has no further concerns.

**OPTIONS:**

Option #1: (this would allow the proposed development)

APPROVAL, subject to the following conditions:

**Description:**

1. That Post Offices (existing building), tenancy and signage for a Post Office may take place on the subject site in accordance with the approved application and site plan.

**Prior to Issuance:**

2. That prior to issuance of this permit, the Applicant/Owner shall submit and confirm signage details, including signage model type, dimensions, and lighting details, to the satisfaction of the County.

**Permanent:**

3. That all conditions of Development Permit, 2005-DP-11290 shall remain in effect unless conditioned within this permit approval.
4. That all signage on-site shall be kept in a safe, clean, and tidy condition. At no point, shall any signage be flashing or animated.
5. That all on-site lighting shall be dark sky, and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall demonstrate lighting design that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties.
6. That there shall be a minimum of three (3) parking stalls maintained on site at all times.
7. 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 the subject principal use on the subject site, to facilitate accurate emergency response.
8. 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 Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.

**Advisory:**

9. That a Building Permit, for a Change of Use/Tenant Occupancy, and applicable subtrade permits shall be obtained through Building Services, for the Post Office.
10. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
11. 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.
12. That if this Development Permit is not issued by **JUNE 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Option #2: (this would not allow the proposed development)

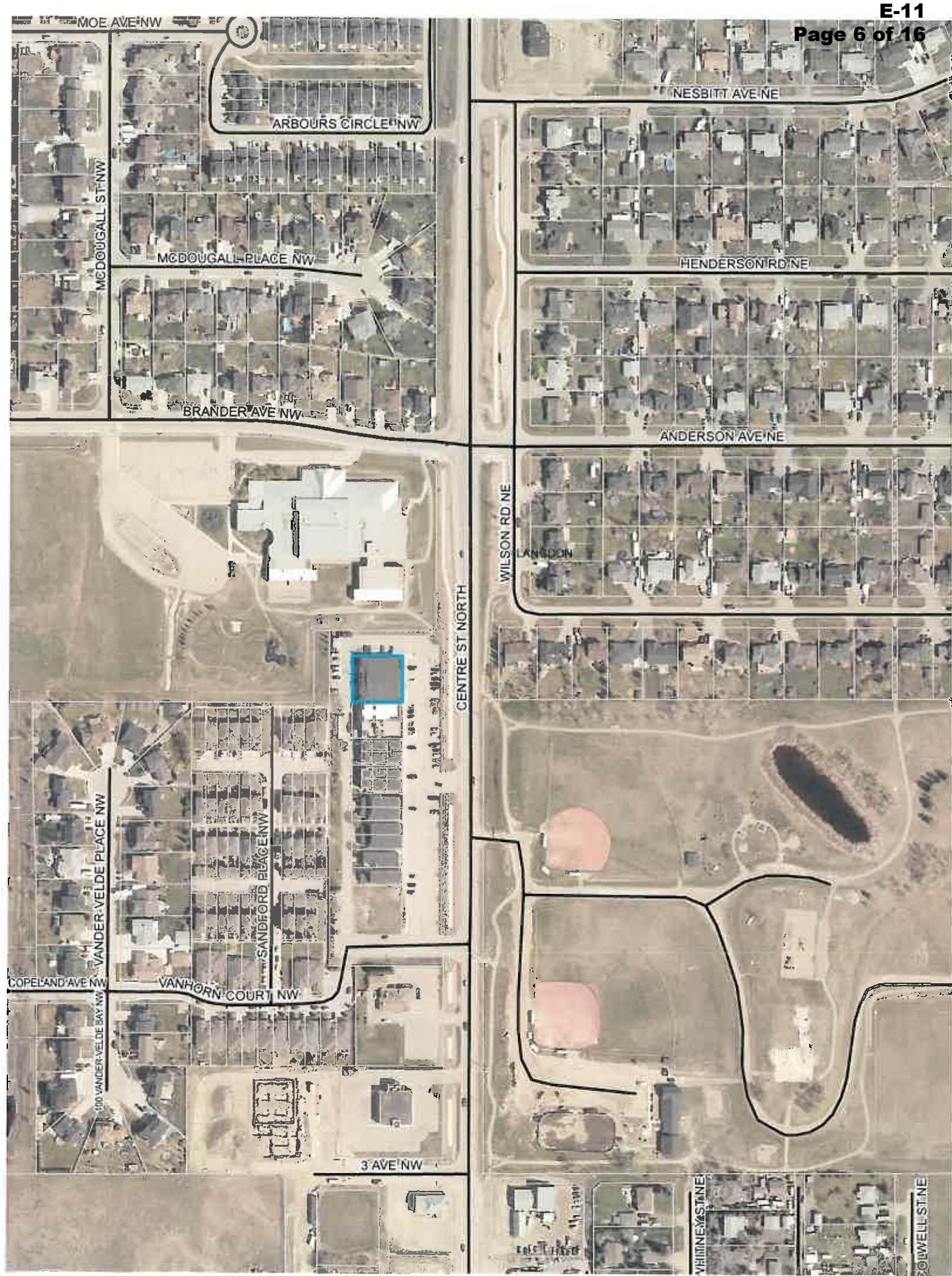
REFUSAL, for the following reasons:

1. That 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.













ROCKY VIEW COUNTY

# DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY	
APPLICATION NO.	20202999
ROLL NO.	0322219
RENEWAL OF	—
FEES PAID	
DATE OF RECEIPT	09/29/2020

<b>APPLICANT/OWNER</b>	
Applicant Name: 1221530 ALBERTA LTD.	Email:
Business/Organization Name (if applicable):	
Mailing Address:	
Telephone (Primary):	

Landowner Name(s) per title (if not the Applicant):	
Business/Organization Name (if applicable):	
Mailing Address:	Postal Code:
Telephone (Primary):	Email:

<b>LEGAL LAND DESCRIPTION - Subject site</b>							
All/part of:	1/4	Section:	Township:	Range:	West of:	Meridian	Division:
All parts of Lot(s)/Unit(s):	22.	Block:	Plan:	0010121	Parcel Size (ac/ha):		
Municipal Address: #119, 355 CENTRE ST. LANE 600				Land Use District:			

<b>APPLICATION FOR - List use and scope of work</b>
POST OFFICE LOCATION.

Variance Rationale included: <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	DP Checklist Included: <input type="checkbox"/> YES <input type="checkbox"/> NO
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<b>SITE INFORMATION</b>	
a. Oil or gas wells present on or within 100 metres of the subject property(s)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
b. Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
c. Abandoned oil or gas well or pipeline present on the property (Well Map Viewer: <a href="https://extmapviewer.aer.ca/AERAbandonedWells/Index.html">https://extmapviewer.aer.ca/AERAbandonedWells/Index.html</a> )	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
d. Subject site has direct access to a developed Municipal Road (accessible public roadway)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

<b>AUTHORIZATION</b>	
I, DANIEL NOUSE. (Full name in Block Capitals), hereby certify (initial below):	
<input checked="" type="checkbox"/> That I am the registered owner OR <input type="checkbox"/> That I am authorized to act on the owner's behalf.	
<input type="checkbox"/> That the information given on this form and related documents, is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.	
<input type="checkbox"/> That I provide consent to the public release and disclosure of all information, including supporting documentation, submitted/contained within this application as part of the review process. I acknowledge that the information is collected in accordance with s.33(c) of the Freedom of Information and Protection of Privacy Act.	
<input type="checkbox"/> Right of Entry: I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the Municipal Government Act.	
Applicant Signature	Landowner Signature
Date: SEPT 29/2020	Date: SEPT 29/2020



ROCKY VIEW COUNTY

# CHANGE OF USE

## INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	
ROLL NO.	
DISTRICT	

### TENANT

Tenant/Operator Name: CANADA 70th OFFICE. Telephone (Primary):  
Business/Organization Name: POST OFFICE.

### USE(S) PER LAND USE BYLAW

Existing use(s)/Business: POST OFFICE.

Proposed use(s):

### USE DETAILS

Total area for the proposed use(s) (including all floors, mezzanines, buildings etc.): 400 S.F. (m<sup>2</sup> / ft.<sup>2</sup>)

Briefly describe the nature of the proposed use(s) (attach cover letter for complete details):

### BUSINESS/USE OPERATIONAL DETAILS

Days of operation: MON - FRI Hours of operation: 10 - 6 PM.

Number of daily customer visits (anticipated): 40 DAY.

Total number of assigned parking spaces: 180. For staff: For customer: COMMON.

How will overflow parking be managed? Are there overflow parking stalls available and how many?

COMMON PARKING AREA.

### OTHER

Describe any changes proposed to the interior or exterior of the building/unit:

Any outdoor storage required: ☐ YES, specify outdoor storage area: (m<sup>2</sup> / ft.<sup>2</sup>) ☒ NO

Any signage proposed on site: ☐ YES, attach Signage - Information Sheet with required documents ☒ NO

### ADDITIONAL REQUIREMENTS

In addition to DP Checklist - General requirements, the application shall include:

- ☐ Floor plans indicating overall floor area(s) and areas of specific uses (i.e. office, warehouse, storage etc.)
- ☐ Site Plan including:
  - o location of building/unit
  - o proposed parking area (with number of stalls)
  - o existing/proposed access to property
  - o location of proposed outside storage area and/or signage (as applicable)

Applicant Signature

Date

SEPT 29/20.



LAND TITLE CERTIFICATE

S

LINC                      SHORT LEGAL  
0031 243 488            0010821;22

TITLE NUMBER  
061 527 469

LEGAL DESCRIPTION

CONDOMINIUM PLAN 0010821  
UNIT 22

AND 1641 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 4;27;23;22;NE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 051 325 266

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
061 527 469	21/12/2006	TRANSFER OF LAND	\$1,500,000	CASH & MTGE

OWNERS

1221530 ALBERTA LTD.

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
731 000 982	04/04/1973	CAVEAT RE : EASEMENT CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW.
761 003 424	13/01/1976	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
001 090 017	06/04/2000	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL ( CONTINUED )

## ENCUMBRANCES, LIENS &amp; INTERESTS

PAGE 2

# 061 527 469

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
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GOVERNMENT ACT

CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO.  
44.

911-32 AVENUE NE

CALGARY

ALBERTA

001 090 019	06/04/2000	CAVEAT RE : RESTRICTIVE COVENANT
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001 106 356	25/04/2000	AGREEMENT RE: RESTRICTIVE COVENANT, EASEMENT, ENCROACHMENT AND PARTY WALL AGREEMENT
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001 106 357	25/04/2000	RESTRICTIVE COVENANT
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121 327 547	13/12/2012	MORTGAGE MORTGAGEE - CANADIAN WESTERN BANK. [REDACTED] [REDACTED] [REDACTED] ORIGINAL PRINCIPAL AMOUNT: \$2,750,000
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121 327 548	13/12/2012	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CANADIAN WESTERN BANK. [REDACTED] [REDACTED] [REDACTED] AGENT - KEVIN PLOWMAN
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\* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL  
PLAN SHEET

TOTAL INSTRUMENTS: 008

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 28 DAY OF  
SEPTEMBER, 2020 AT 04:42 P.M.

ORDER NUMBER: 40206312

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

( CONTINUED )

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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Dan House [REDACTED]

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**Application form and fees**

1 message

**cconde@rockyview.ca** <cconde@rockyview.ca>

Mon, Sep 28, 2020 at 4:06 PM

To: [REDACTED]

Good afternoon Dan,

As per our earlier phone call I have attached the application form to this email. The fees will most likely be \$530.00.

Please come with as much information as possible for the application and we can see about closing this file.

See you tomorrow,

**CAMILO CONDE** BA PLANNING

Development Compliance Officer | Planning &amp; Development

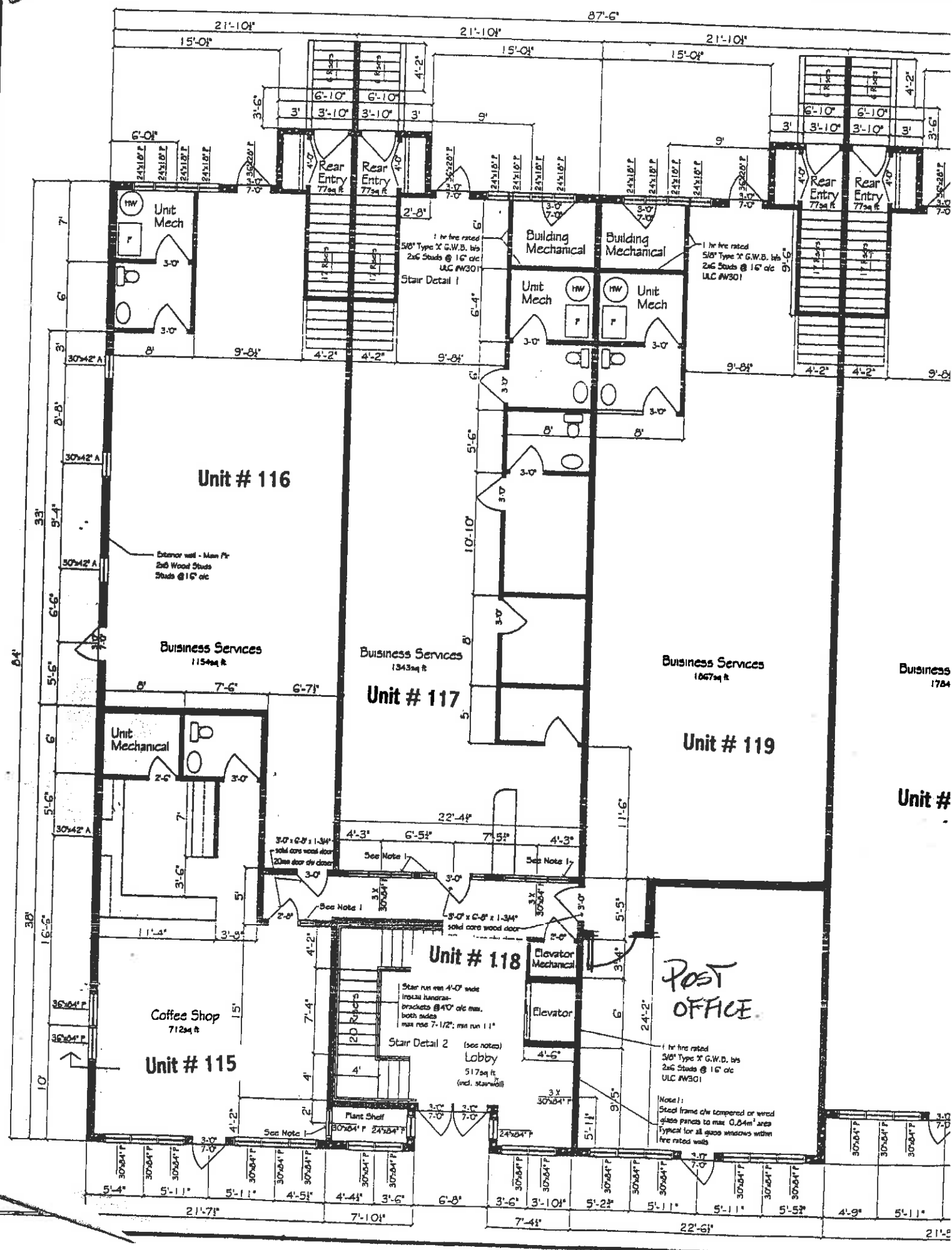
**ROCKY VIEW COUNTY**

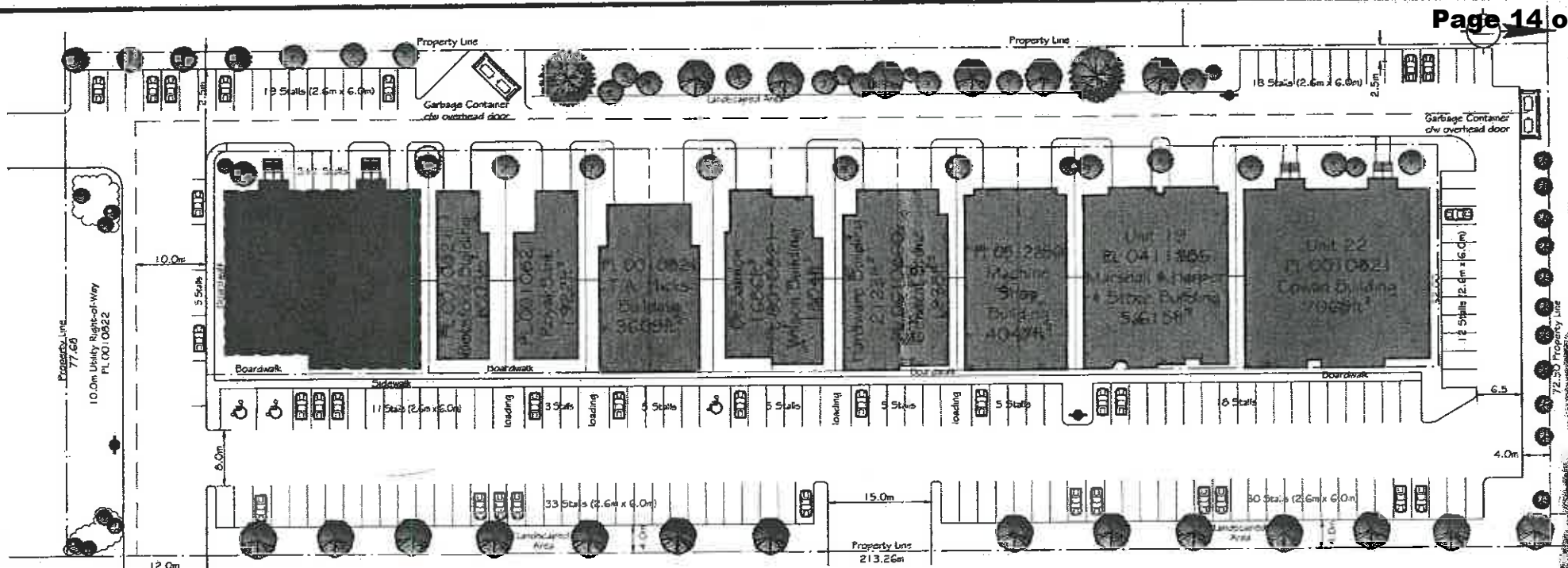
262075 Rocky View Point | Rocky View County | AB | T4A 0X2

**Ph: 403.230.1401 | FAX 403.230.7091****cfigueroa-conde@rockyview.ca | www.rockyview.ca****DP-Package-Change-of-Use.pdf**

1052K







Main Street Langdon 1908

**Caladan Properties**  
 210, 855 Centre Street Langdon, Alberta Office (403) 836-5440  
 DATE: \_\_\_\_\_  
 Check Drafting & Design: \_\_\_\_\_  
 SCALE: NTS DATE: 1/25/2023 SHEET: 1 of 1







