

Discretionary Use Application – Recreational Vehicle and Equipment Storage Site – 1625 Chappel Drive

APPLICATION SUMMARY

LINE-X submitted a Discretionary Use Application to operate a Recreational Vehicle and Equipment Storage Site on part of the site located at 1625 Chappel Drive, west of the Montgomery neighbourhood.

RECOMMENDATION

That this report be forwarded to City Council recommending that at the time of the public hearing, the Discretionary Use Application submitted by LINE-X requesting permission for a Recreational Vehicle and Equipment Storage Site, be approved, subject to the following conditions:

1. The applicant obtain a development permit and all other relevant permits and licences (including a building permit);
2. The site be screened along the north, east, and west, property lines to the satisfaction of the Development Officer; and
3. The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

BACKGROUND

Under Bylaw No. 8770, Zoning Bylaw, 2009 (Zoning Bylaw), 1625 Chappel Drive is zoned FUD – Future Urban Development District (FUD District) and is currently undeveloped (see Appendix 1). Recreational Vehicle and Equipment Storage Sites are considered a Discretionary Use in the FUD District.

DISCUSSION

Zoning Bylaw Requirements

The intent of the FUD District is to provide for interim land uses where the future use of land, or the timing of development, is uncertain due to issues of servicing, transitional use or market demand. The proposed recreational vehicle and equipment storage facility will be a maximum of 33 acres in size and will be accessed off of 11th Street West with no access off of Chappell Drive. No building is proposed to be constructed and the site will be appropriately screened along the north, east and west property lines to provide screening from 11th Street West to meet the requirements prescribed by the Zoning Bylaw. A site plan is included in Appendix 2.

Comments from Other Divisions

Transportation and Construction Department advised that a driveway crossing for the site will have to comply with applicable City regulations. No other comments were received from other divisions that would preclude this application from preceding.

COMMUNICATIONS AND ENGAGEMENT

Notices detailing this application were sent out in August 2019 and November 2019 to property owners within a 75-metre radius, the Montgomery Community Association and the Ward Councillor. The notice sent in November informed property owners of an increase in size to the proposed use. Two phone calls and one email were received regarding this application. Two residents requested additional information on the use and one opposition to this application was recorded citing the industrial nature of this land use as the primary concern. See Appendix 3 for the Community Engagement Summary.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice policy.

Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set. The Planning and Development Division will give notice of the public hearing date, by mail, to property owners within at least 75 metres of the subject site. A notification poster will also be placed on the subject site.

APPENDICES

1. Location Plan – 1625 Chappell Drive
2. Site Plan – 1625 Chappell Drive
3. Community Engagement Summary

Report Approval

Written by: Jonathan Derworiz, Planner, Planning and Development
Reviewed by: Darryl Dawson, Section Manager, Development Review
Reviewed by: Paul Whitenect, Acting Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2020/PL/Admin Report - Discretionary Use Application – Recreational Vehicle and Equipment Storage Site – 1625 Chappel Drive.docx/gs