

Applicant's Submission

With reference to the pre-application enquiry package submitted on March 25, 2019 and our subsequent pre-application meeting held on May 1, 2019, I respectfully submit this application for land use amendment and development permit. As an authorized representative with Maple Leaf Self Storage Inc and Larco Investments Ltd, I am submitting this application on behalf of the property owner, 1859228 Alberta Ltd. (Mansoor Lalji). The application proposes to change the land use district of the subject site from Industrial Business (I-B f1.0h24) District to DC Direct Control District. The proposed DC District is based on the Industrial- Business (I-B) District and the intent of the application is the following:

- to retain the existing uses of the Industrial - Business (I-B) District;
- to allow the additional permitted use of Place of Worship - Small at 15 Royal Vista Way NW; and
- to retain the existing floor area ratio (f1.0) and height (h24) on 15 Royal Vista Way NW with no changes from the current land use district; and

The subject property comprises Maple Leaf Professional Centre, which is the office component of the Royal Vista Maple Leaf Self Storage. The Foothills Alliance Church would like to locate a place of worship in this building, called the Glacier Ridge Church. Their space comprises a total of 5,562 square feet, located on the ground floor. The largest assembly area of the church is less than 300m2 and would seat up to 230 people. Church operations include:

- Church services (on Sunday mornings);
- Workshops or instructional activities; banquets (evenings and weekends);
- Other community/non-profit group gatherings (evenings and weekends); and
- Counselling services and office administration (weekdays)

The only time of the week that the full congregation would attend the site is Sunday mornings. During regular business hours, activity of the church would be limited as above. There are currently 88 parking stalls on the site five of which are allocated for the Self-Storage facility. This has proven more than enough parking for the self storage facility as there is rarely more than four tenant vehicles on site at any given time. The Church would be limited to no more than twenty parking stalls during regular business hours (8:30am to 6:00pm Monday to Friday). This additional use, therefore, does not affect the parking demands of this building during regular business hours.

If you have any questions about our proposal, please do not hesitate to contact me with questions.

Yours truly,

Wendy LeBreton
Manager of Development,
Larco Investments Ltd.