



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: February 9, 2021 **DIVISION:** 6
TIME: Afternoon Appointment
FILE: 09502001 **APPLICATION:** PL20200069
SUBJECT: Redesignation – Residential and Industrial

APPLICATION: To redesignate a \pm 10.43 acre portion from Agricultural, General District (A-GEN) to Industrial, Heavy District (I-HVY) to accommodate a future subdivision that would result in a business storing construction equipment and gravel, and to redesignate a \pm 6.64 acre portion from Agricultural, General District (A-GEN) to Residential, Rural Residential District (R-RUR) to accommodate a future subdivision for residential development.

GENERAL LOCATION: Located adjacent to the northern boundary of the Town of Crossfield; located at the northwest junction of Township Road 290 and Highway 2A.

LAND USE DESIGNATION: Agricultural, General District (A-GEN).

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8069-2020 on September 1, 2020. The Bylaw has been amended to reflect the new Land Use Bylaw (C-8000-2020), which came into effect September 8, 2020. Administration reviewed the district conversions and confirmed that the proposed Industrial – Industrial Activity District (I-IA) under the old Land Use Bylaw (C-4841-97) now converts to Industrial, Heavy District (I-HVY), and the former Residential Two District (R-2) now converts to Residential, Rural Residential District (R-RUR) in the new Land Use Bylaw (C-8000-2020). The application is inconsistent with the relevant policies of the County Plan.

ADMINISTRATION RECOMMENDATION: Administration recommends refusal in accordance with Option #4.

OPTIONS

- Option # 1:
- Motion #1 THAT Bylaw C-8069-2020 be amended in accordance with Attachment C.
 - Motion #2 THAT Bylaw C-8069-2020 be given second reading, as amended.
 - Motion #3 THAT Bylaw C-8069-2020 be given third and final reading, as amended.
- Option #2: *Note: This option would approve the residential redesignation only*
- Motion #1 THAT Bylaw C-8069-2020 be amended in accordance with Attachment D.
 - Motion #2 THAT Bylaw C-8069-2020 be given second reading, as amended.
 - Motion #3 THAT Bylaw C-8069-2020 be given third and final reading, as amended

Administration Resources

Oksana Newmen, Planning and Development Services



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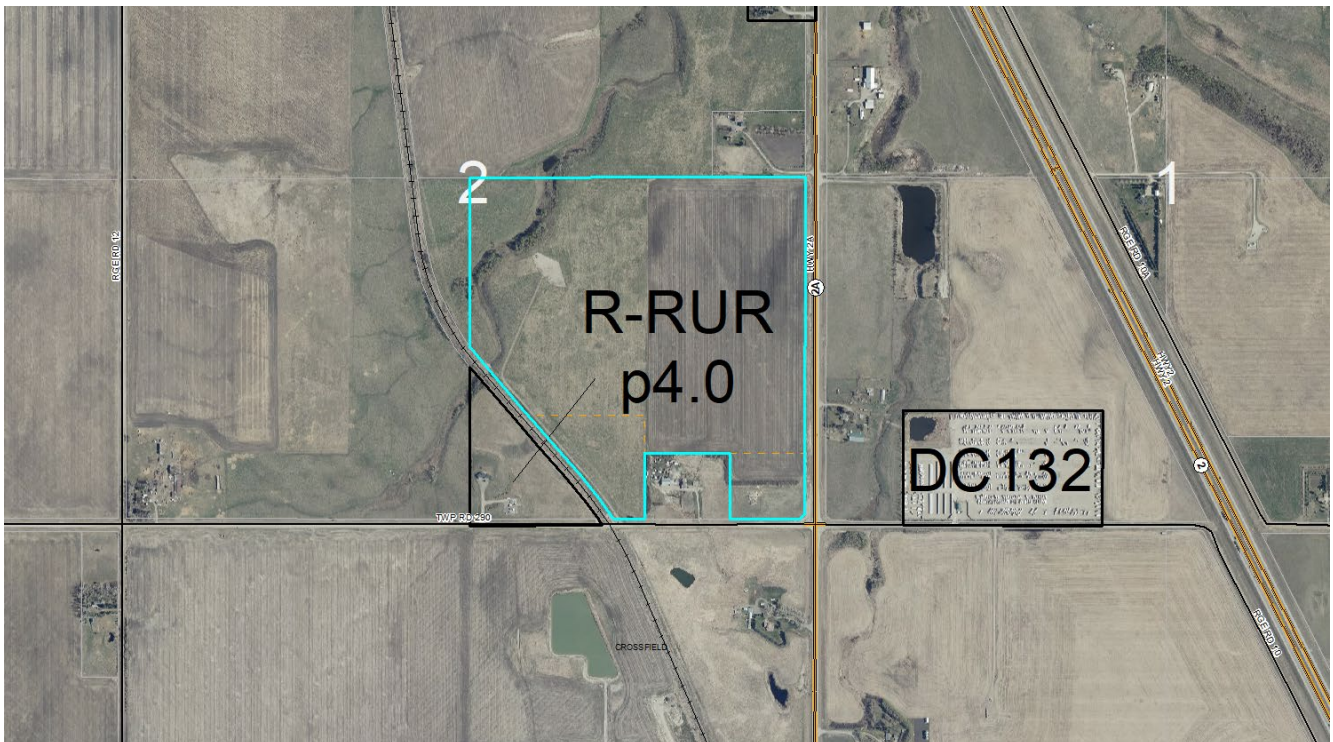
Option #3: *Note: This option would approve the industrial redesignation only*

Motion #1 THAT Bylaw C-8069-2020 be amended in accordance with Attachment E.

Motion #2 THAT Bylaw C-8069-2020 be given second reading, as amended

Motion #3 THAT Bylaw C-8069-2020 be given third and final reading, as amended

Option # 4: That application PL20200069 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:

**APPLICATION EVALUATION:**

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

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations • Municipal Development Plan • Town of Crossfield/Rocky View County Intermunicipal Development Plan • Land Use Bylaw • County Servicing Standards 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • None
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POLICY ANALYSIS:Interim Growth Plan

The scale of the proposed application does not generate growth of sufficient size or type to require evaluation under the Interim Growth Plan.

Town of Crossfield/Rocky View County Intermunicipal Development Plan

The subject parcel is located within the Interface lands as identified on Map 2 of the IDP; however, it is not located within the Joint Planning Areas detailed in Map 3. Therefore, no specific joint planning requirements are called for.

The Agricultural Interface policies of the IDP call for minimization of non-agricultural development on existing agricultural uses through the agriculture boundary design guidelines. These tools include fencing, controlled access and site design, environmental stewardship and environmental education, as well as residential areas being set back to reduce the impact on agriculture operations, mirroring suggestions in the County Plan.

The application was referred to the Town of Crossfield, who noted that the industrial portion would be directly adjacent to future residential development along the Crossfield/Rocky View County northern boundary line, and as such, screening measures should be considered in order to minimize impacts.

County Plan

The subject lands are located in an area of the County primarily composed of unsubdivided quarter sections and active farming operations. Of the few existing smaller parcels in the area, they were created primarily through first parcel out for farmstead use. The landowners of the subject lands are the primary drivers of parcelization in the near vicinity, having also twice subdivided their adjacent quarter section to the north for residential and farmstead parcels.

The County Plan Map 1 details areas identified for residential and business development, and the subject lands are not identified in an area for either purpose, though it is near a Highway Business Area.

Residential Use

The applicants are seeking to create a third residential site on this quarter section. Policy 5.11 (Section 5, Managing Residential Growth) supports first parcel out residential subdivision, which the applicants accomplished in 1990. A second residential parcel was created in 2009.

The applicants stated that they have a buyer interested in the land for residential use, and have not provided any supporting documentation regarding this action being supported by the County Plan.



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As Section 5.0 notes, one of the goals is to “direct the majority of residential growth to those areas identified on Map 1”. Given that the subject lands are not in one of the identified areas, the proposed application is not compliant.

Section 8.0, Agriculture, reads that one of the goals is to “support agriculture operators in going about their day-to-day business with minimum adverse impacts from non-agricultural land uses”. The proposed application is seeking to continue the piecemeal parcelization in this half-section, which goes against the preceding goal in supporting agriculture in the County.

Finally, Section 10.0, Country Residential Development, provides for consideration of residential development within a fragmented quarter section; however, the subject lands are not located within such an area. Separately, Policy 10.2 underscores that Country residential development in the agriculture area shall be guided by the goals and policies of this Plan.

In summary, the proposed application to redesignate a portion of the lands to residential use is not supported by County Plan policies. It may be noted that policies 8.25 through 8.28 seek to minimize land use conflict, such as discouraging intrusive and/or incompatible land use, implementing agriculture boundary design guidelines, and encouraging residential setbacks, in concert with similar requirements of the IDP.

Industrial Use

The applicants are also seeking to create an additional Heavy Industrial parcel, as they have been approached by a buyer seeking to develop an aggregate and construction storage yard. No further details regarding the size and scope of the operation were provided.

As previously noted, the subject lands are not in a designated area for business development. One of the Goals of Section 14, Business Development, as well as policy 14.2, is to “direct the majority of new commercial and industrial businesses to locate in the business areas identified on Map 1.” As well, Policy 14.21 requires that “applications to redesignate land for business uses outside of a business area shall provide a rationale that justifies why the development cannot be located in a business area”. No justification has been provided for the need to locate the business in this location.

Section 14 also notes that improperly sited and designed industrial storage facilities may adversely impact land values and agricultural operations, and potentially create traffic problems in an area by increasing traffic volume and dust.

In summary, the proposed application to redesignate to industrial use is not supported by County Plan policies. Policy 14.23 requires that applications to redesignate land for industrial storage shall adhere to Policies 14.19 through 14.22; this has not been demonstrated.

Should Council be supportive of the industrial redesignation, Policy 14.23 seeks additional information through the provision of landscape and site development plans, screening, dust and traffic impact minimization, and a management plan for the handling and storage of waste materials, including leakage from vehicles or other sources; Policy 8.26 similarly notes that applicants shall design and implement measures to minimize their adverse impacts on existing agriculture operations based on the agriculture boundary design guidelines. Should Council be supportive of the industrial redesignation, these elements would be addressed at the Development Permit stage.

Land Use Bylaw

The proposal meets the minimum parcel size requirement of each Industrial, Heavy District (I-HVY) and Residential, Rural Residential District (R-RUR).



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Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

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ATTACHMENTS

ATTACHMENT ‘A’: Application Information

ATTACHMENT ‘B’: Application Referrals

ATTACHMENT ‘C’: Bylaw C-8069-2020 and Schedule A

ATTACHMENT ‘D’: Option #2: Bylaw C-8069-2020 and Schedule A

ATTACHMENT ‘E’: Option #3: Bylaw C-8069-2020 and Schedule A

‘ATTACHMENT ‘F’: Map Set