



COUNCIL REPORT

Local Plan & Redesignation Item: Industrial

Electoral Division: 6

File: PL20200150-PL20200151 / 05306001/5

Date:	February 13, 2024		
Presenter:	Xin Deng, Senior Planner		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

The purpose of this report is to assess two Conceptual Scheme and Redesignation applications that facilitate industrial development within SE-06-25-28-W04M, located within the Conrich Area Structure Plan (ASP):

- PL20200150 – To adopt the “Bridge Industrial Park Conceptual Scheme”, which provides a policy framework to guide future industrial development on the subject lands.
- PL20200151 – To redesignate the subject lands from Agricultural, General District (A-GEN) and Agricultural, Small Parcel District (A-SML p8.1) to Industrial, Light District (I-LHT), Special, Public Service District (S-PUB), Special, Natural Open Space District (S-NOS), and Special, Parks and Recreation District (S-PRK) to facilitate the development of a full-service industrial park.

The subject lands are identified for industrial uses within the Conrich ASP. The property would gain access through the proposed industrial roads, with two access points along Range Road 285. Potable water and wastewater would be provided via the County’s Conrich Water System and the East Rocky View Wastewater Transmission System. Stormwater management would be managed via a centralized stormwater pond on site. An existing wetland on the northern boundary of the lands would be protected and dedicated as an Environmental Reserve. Municipal Reserve would be provided though the combination of linear pathways and payment of cash in-lieu of land.

The proposals align with the City of Calgary / Rocky View County Intermunicipal Development Plan (IDP), the Municipal Development Plan (County Plan), the Conrich ASP, and the *Land Use Bylaw*.

ADMINISTRATION’S RECOMMENDATION

PL20200150:

- THAT Bylaw C-8476-2024 be given first reading.
- THAT Bylaw C-8476-2024 be given second reading.
- THAT Bylaw C-8476-2024 be considered for third reading.
- THAT Bylaw C-8476-2024 be given third and final reading.

PL20200151:

- THAT Bylaw C-8477-2024 be given first reading.
- THAT Bylaw C-8477-2024 be given second reading.
- THAT Bylaw C-8477-2024 be considered for third reading.
- THAT Bylaw C-8477-2024 be given third and final reading.



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BACKGROUND

Location (Attachment A)

Located within the Conrich ASP, approximately 1.6 kilometres (1.0 mile) east of the city of Calgary, northwest of the junction of Township Road 250 and Range Road 285.



Site History (Attachment B)

The Conrich ASP was adopted in 2015 to support a range of development from hamlet residential to highway business and industrial development.

Intermunicipal and Agency Circulation (Attachment C)

This application was circulated to The City of Calgary in accordance with The City of Calgary / Rocky View County Intermunicipal Development Plan (IDP); The City has no comments or concerns on the applications.

Landowner Circulation (Attachment D)

This application was circulated to 11 landowners on November 5, 2020; no responses were received. The final version of the Conceptual Scheme was received on December 7, 2023, and Administration re-circulated the application to 57 landowners within the 1.6 kilometre (1 mile) radius, to comply with the most recent version of the Circulation and Notification Standards Policy C-327. Three (3) letters in opposition were received from two properties, together with a letter from the Applicant responding to points of opposition, are included in Attachment D.

ANALYSIS

Conceptual Scheme Overview

The proposed Bridge Industrial Park Conceptual Scheme is envisioned to be a full-service industrial park. The proposed industrial lots would gain access through the proposed internal roads with two access points along Range Road 285. The proposed internal road network has considered the requirements for secondary access and potential future access to 84th Street. Potable water and wastewater would be provided via the County's Conrich Water System and East Rocky View Wastewater Transmission System. The design of the water system would accommodate fire

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suppression. Stormwater management would be managed via a centralized stormwater pond on site. The Plan indicated that prior to the completion of a Cooperative Stormwater Management Initiative (CSMI), as a temporary solution, the drainage from the proposed development would use overland and underground stormwater conveyance to two proposed stormwater ponds (Lot 19 and Lot 18). Once the regional stormwater system is in place, Lot 19 would remain as a public utility lot for the stormwater pond, while Lot 18 would be converted to an industrial use.

The significant wetland situated towards the boundary of the site would be dedicated as Environment Reserve, while other wetlands would be filled, subject to Provincial approval. A Lot Owners' Association (LOA) would be established to provide regular maintenance for the development.

Policy Review (Attachment E)

The application was principally reviewed against Section 14.0 (Business Development) of the County Plan. Policies 14.2, 14.3, and 14.4 direct business development to locate in the identified business areas in accordance with the approved area structure plan, encourage the infilling and intensification of existing business areas to complement other business, maximize the use of existing infrastructure, and minimize land use conflict and the amount of traffic being drawn to rural areas. The proposed development is located within the Conrich ASP; in an area where industrial development is supported.

The subject lands are identified for industrial uses within the Conrich ASP. The proposed industrial development is consistent with the industrial uses identified in the Conrich ASP. The proposed Bridge Industrial Park Conceptual Scheme has addressed the local plan requirements listed in the Conrich ASP, including:

- The proposal would follow the County's Commercial, Office, and Industrial Design Guidelines;
- Landscaping and building design requirements are set out to ensure high quality development; and
- Dark sky requirements would be met through the implementation of architectural controls.

The proposed Industrial, Light District (I-LHT) would accommodate a combination of office and industrial activity. It is compatible with adjacent industrial and business development. The proposed public utility lot would be redesignated to Special, Public Service District (S-PUB) to manage stormwater on-site. The linear pathway would be considered as Municipal Reserve with the designation of Special, Parks and Recreation District (S-PRK). The valued wetland would be redesignated to Special, Natural Open Space District (S-NOS) and dedicated as Environmental Reserve at the time of future subdivision.

COMMUNICATIONS / ENGAGEMENT

Consultation was conducted in accordance with statutory requirements and County Policy C-327.

In addition, the Applicant completed public engagement on November 28, 2019, and invited adjacent landowners and local stakeholders to learn about the proposed development. Approximately five (5) landowners expressed general support.

Since the initial open house was held about four years ago, the final Bridge Industrial Conceptual Scheme was received on December 7, 2023, and Administration re-circulated the application to update adjacent landowners about the changes on the proposal.

IMPLICATIONS

Financial

No financial implications have been identified at this time.

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STRATEGIC ALIGNMENT

This report is a statutory obligation under the *Municipal Government Act*.

ALTERNATE DIRECTION

No alternative options have been identified for Council's consideration.

ATTACHMENTS

Attachment A: Map Set

Attachment B: Application Information

Attachment C: Application Referral Responses

Attachment D: Public Submissions and Applicant Response Letter

Attachment E: Policy Review

Attachment F: Draft Bylaw C-8476-2024 (Proposed Bridge Industrial Park Conceptual Scheme)

Attachment G: Draft Bylaw C-8477-2024