



Local Plan, Local Plan Amendment, Direct Control Amendment, & Redesignation Item: Industrial

Electoral Division: 6

Files: PL20230044/PL20230045/PL20230046/PL20230047

Date:	March 12, 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 four related planning applications that facilitate future business development within the Janet Area Structure Plan.

- PL20230044
  - To adopt the Carmek Business Park Conceptual Scheme to replace the existing Emcor Business Park Conceptual Scheme, to guide future development on a portion of SW 05-24-28-W4M, NW/SW/SE of 32-23-28 W4M, and NE-29-23-28 W4M.
  - To rescind the Emcor Business Park Conceptual Scheme, as the entire plan will be replaced with the Carmek Business Park Conceptual Scheme.
- PL20230045
  - To amend the Canna Park Conceptual Scheme by removing Cell C and D out of the Canna Park Conceptual Scheme and then including them in the proposed Carmek Business Park Conceptual Scheme boundary.
- PL20230046
  - To amend Direct Control District 153 (DC-153) by combining Cell B1 and Cell B2 into a single Cell B and amend the regulations for Cell B to facilitate the Carmek Business Park development.
- PL20230047
  - To redesignate ± 15.83 hectare (± 39.36 acre) of land from DC-78 to Industrial, Light District (I-LHT), ± 12.56 hectare (± 31.04 acre) from Agricultural, General District (A-GEN) to Industrial, Light District (I-LHT), and ± 1.36 hectare (± 3.36 acre) from DC-78 to Special, Public Service District (S-PUB).
  - To rescind Direct Control Bylaw C-5599-2002 (DC-78), as the entire plan area will be redesignated to other land use districts for different development.

The applications were reviewed in accordance with the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), the Municipal Development Plan (County Plan), Janet Area Structure Plan (ASP), Emcor Business Park Conceptual Scheme (Emcor Park CS), Canna Park Conceptual Scheme (Canna Park CS), and the Land Use Bylaw. The applications align with all applicable policies of these documents.



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### **ADMINISTRATION'S RECOMMENDATION**

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#### PL20230044:

- THAT Bylaw C-8479-2024 be given first reading.
- THAT Bylaw C-8479-2024 be given second reading.
- THAT Bylaw C-8479-2024 be considered for third reading.
- THAT Bylaw C-8479-2024 be given third and final reading.

#### PL20230045:

- THAT Bylaw C-8480-2024 be given first reading.
- THAT Bylaw C-8480-2024 be given second reading.
- THAT Bylaw C-8480-2024 be considered for third reading.
- THAT Bylaw C-8480-2024 be given third and final reading.

#### PL20230046:

- THAT Bylaw C-8481-2024 be given first reading.
- THAT Bylaw C-8481-2024 be given second reading.
- THAT Bylaw C-8481-2024 be considered for third reading.
- THAT Bylaw C-8481-2024 be given third and final reading.

#### PL20230047:

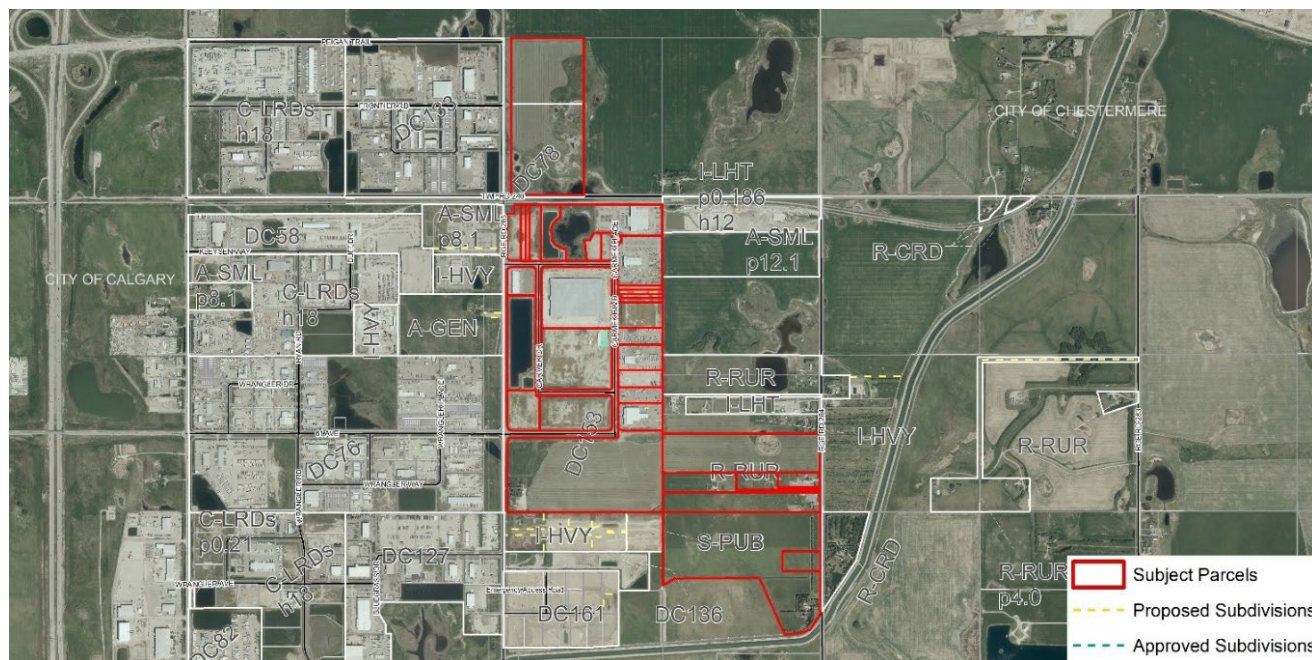
- THAT Bylaw C-8482-2024 be given first reading.
- THAT Bylaw C-8482-2024 be given second reading.
- THAT Bylaw C-8482-2024 be considered for third reading.
- THAT Bylaw C-8482-2024 be given third and final reading.

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### BACKGROUND

#### Location (Attachment A)

Located within the Janet Area Structure Plan, northeast and southeast of the junction of Township Road 240 and Range Road 285.



#### Site History (Attachment B)

Emcor Business Park CS was adopted in 2014 to support business development requiring a wide range of lot sizes. The Canna Park CS was approved in 2021 to guide transitional development from residential use to business and industrial development, which is located adjacent to the Emcor development to the east.

DC-78 was approved in 2002 to facilitate the construction and operation of a gas plant; however, that development has never been undertaken. The current new owner proposes to have light industrial development, which are the applications in this case.

DC-153 was adopted in 2015 to support a range of business development to facilitate the Emcor Business Park development. DC-153 was amended in March 2023 to increase the site coverage for Cell A, and to change Cell B2 from an irrigation lot to business lot.

#### Intermunicipal and Agency Circulation (Attachment C)

The applications were circulated to The City of Calgary in accordance with the IDP. The City of Calgary provided some comments on boundary road (Peigan Trail) 61 Avenue extension, which would be addressed at the future subdivision stage with collaboration between the municipalities.

Notwithstanding the absence of an IDP with the City of Chestermere, the applications were circulated to the City for comment. No response was received.

Alberta Transportation and Economic Corridors (ATEC) were circulated due to the subject site's proximity to Highway 560. They accepted the Traffic Impact Assessment with some suggestions.

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### Landowner Circulation (Attachment D)

The application was circulated to 400 adjacent landowners in accordance with the *Municipal Government Act* and Council Policy C-327.

## ANALYSIS

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### Conceptual Scheme Overview

Carmek Business Park CS proposes an expansion to the existing approved Emcor Business Park CS to become a comprehensive plan that accommodates a variety of business uses within the ASP. The development is expected to proceed in six phases. The parcel size would be further defined at the subdivision stage within a range of  $\pm 1.03$  hectares ( $\pm 2.54$  acres) to approximately  $\pm 11.33$  hectares ( $\pm 28$  acres).

Access to the development would be provided through connection to Garden Road/100 Street/Range Road 285 and 61 Avenue. Proposed extension of 61 Avenue is consistent with the existing Emcor Business Park CS and would connect to the adjacent proposed Dagger Industrial Park CS to the east. The internal subdivision roads would be constructed as per the County Servicing Standards. Peigan Trail falls within the IDP and special policy area of the Janet ASP. The Janet ASP states that final alignment of Peigan Trail would require collaboration with the City of Calgary and the City of Chestermere. The Applicant is aware of this and has provided a policy in the proposed Carmek Business Park CS to require the Owner to work with the affected municipalities and enter into a Road Acquisition Agreement to accommodate the future extension of Peigan Trail.

The development would be serviced by a communal water system, wastewater treatment plant, and integrated stormwater management systems. Potable water for the plan area would be serviced by a privately owned and operated Carmek water treatment plant (owned and operated by a private utility company as per a Franchise Agreement with Rocky View County). Wastewater would be collected and treated by the existing wastewater treatment plant within the wider development area. Drainage would be collected and managed by the proposed stormwater ponds onsite. Municipal Reserves would be provided through a linear regional pathway along Range Road 285 and Township Road 240, while the remaining reserve amount would be provided through cash-in-lieu payment.

### Policy Review (Attachment E)

The subject lands fall within the Janet area, which is identified as a Regional Business Centre within the County Plan. The subject lands are identified for industrial uses within Map 5 of the ASP and the proposal for a comprehensively-planned manufacturing and warehousing development aligns with the direction of the ASP in this respect. The proposed use of the established communal water and wastewater servicing solution is also aligned with the limited-servicing vision for the Janet business area. The proposed Carmek Business Park CS addresses all requirements set out within statutory policy, including sections on Business-Residential interface and Agricultural interface, and development standards on building design and landscaping.

The Canna Park CS was adopted in 2021 to guide the “Residential Transition” area identified in the Janet ASP, from residential to future industrial development. The proposed amendment to the Canna Park CS is to remove the south portion out of Canna Park to the proposed new Carmek Business Park plan area. Related sections and figures of the Canna Park CS are amended to reflect the reduced plan boundary.

DC-78 was adopted in 2002 to facilitate the construction and operation of a gas plant; however, the development did not materialise. The Applicant now proposes to redesignate the land from Direct Control District (DC-78) to Industrial, Light District (I-LHT) and Special, Public Service District (S-PUB), to support light industrial development. The proposed development would be more compatible with

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existing and future development on adjacent lands. Since the entire DC-78 plan area would be redesignated to industrial use, DC-78 is proposed to be rescinded through this application.

DC-153 was adopted in 2015 to support a range of general business, commercial, and industrial uses within the Emor Business Park CS. The proposed amendment is to change Cell B1 from irrigation lot to industrial lot with associated textual amendments. As the proposed stormwater management plan covers the entire plan area, and drainage would be managed elsewhere but still within the proposed conceptual scheme plan boundary, the conversion of Cell B1 from irrigation lot to industrial uses is considered appropriate.

### COMMUNICATIONS / ENGAGEMENT

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

The Applicant also undertook additional public consultation, including the holding of an Open House on December 15, 2022, and mailouts to nearby landowners.

### IMPLICATIONS

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#### Financial

No financial implications have been identified at this time.

### STRATEGIC ALIGNMENT

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

### ALTERNATE DIRECTION

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

### ATTACHMENTS

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Attachment A: Map Set

Attachment B: Application Information

Attachment C: Application Referral Responses

Attachment D: Public Submissions [None Received]

Attachment E: Policy Review

Attachment F-1: Bylaw C-8479-2024 (Proposed Carmek Conceptual Scheme)

Attachment F-2: Bylaw C-8480-2024 (Proposed Amendments to Canna Park Conceptual Scheme)

Attachment F-3: Bylaw C-8481-2024 (Proposed Amendments to DC-153)

Attachment F-4: Bylaw C-8482-2024 (Redesignation & Repeal DC-78)