



COUNCIL REPORT

Redesignation Item: Business

Electoral Division: 6

File: PL20210161 / 03323013

Date:	April 23, 2024		
Presenter:	Dinal Manawadu, Planner 1		
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 redesignation of Block 1, Plan 731129 within NW-23-23-28-W04M from Agricultural, Small Parcel District (A-SML p8.1) to Business, Live-Work District (B-LWK) to accommodate a future business use.

The subject parcel is located outside of an area structure plan; as such, the application was evaluated pursuant to the policies and regulations of the Calgary Metropolitan Regional Growth Plan (Growth Plan), the Municipal Development Plan (County Plan), and the *Land Use Bylaw*. The proposed development was found to be consistent with Section 14.0 (Business Development) of the County Plan as the subject parcel is limited in scope and scale. Council approved Bylaw C-8451-2023 to provide a list of specific parcels allowed to apply for redesignation to the B-LWK. The subject parcel was included as a parcel that can be considered for redesignation to B-LWK. In consideration of Council's Bylaw C-8451-2023, Administration recognizes that the area may likely transition towards light industrial and commercial uses in the future.

If Council determines that the application does not align with the overall purpose and intent of the Business, Live Work District (B-LWK), Administration has provided an alternative direction under the Alternate Direction section.

ADMINISTRATION'S RECOMMENDATION

THAT Bylaw C-8526-2024 be given first reading.

THAT Bylaw C-8526-2024 be given second reading.

THAT Bylaw C-8526-2024 be considered for third reading.

THAT Bylaw C-8526-2024 be given third and final reading.

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BACKGROUND

Location (Attachment A)

Located at the south-east junction of Range Road 282 and Highway 560, approximately 1.61 kilometres (1.00 mile) south of the city of Chestermere and approximately 3.23 kilometres (2.03 miles) east of the city of Calgary.



Site History (Attachment B)

The subject quarter section was subdivided creating blocks 1-8 between August 1972 to July 1973. Block 8 was later subdivided into 5 residential lots and were registered between January 1991 to October 1994. Block 4 was further subdivided into two lots in September 2005.

Multiple redesignations have occurred throughout 2020 and 2021 to change the land use of neighbouring parcels to Business, Live Work District (B-LWK).

Since March 2003, the parcel had temporary development permits for a mobile home for farm help with the latest approval in May 2021 granting the approval without the need to renew the permit further.

Council approved Bylaw C-8451-2023 to provide a list of specific parcels allowed to apply for redesignation to the B-LWK District. The subject parcel was included as a parcel that can be considered for the B-LWK designation with the amending bylaw.

Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary internal and external agencies. The subject parcel is not located within an area guided by an Intermunicipal Development Plan or intermunicipal requirements.

Alberta Transportation and Economic Corridors has no concerns with the redesignation of the subject parcel; however, have indicated any future development will need to be reviewed prior to approval as the land will be impacted by future highway upgrades, as indicated in the 2005 Alberta Transportational Functional Planning and access Study.

Landowner Circulation (Attachment D)

The application was circulated to 28 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); two letters in opposition and no letters in support were received.

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ANALYSIS

Policy Review (Attachment E)

The application was reviewed against Section 3.1 (Blueprint for Growth) of the Growth Plan, Section 14.0 (Business Development) of the County Plan, and the *Land Use Bylaw*.

The application is consistent with the Growth Plan Policy 3.1.7.1, as a home-based business development does not have any locational requirements.

The application is generally consistent with Section 14 (Business Development) of the County Plan. The proposal may be considered to be limited in size as the conceptual site plan shows that approximately 49% of the site is intended for a business use and is not anticipated to have adverse impacts on existing residential, business, or agricultural uses, which aligns with Policy 14.22. As the land use redesignation proposal is intended to facilitate the expansion of an existing home-based business, it is consistent with Policy 14.18.

The application is consistent with the Business, Live Work District (B-LWK) regulations in the *Land Use Bylaw*. The conceptual site plan demonstrates that the proposed business area will meet the minimum setback and minimum landscape buffer requirements to mitigate potential adverse impacts of the business use on adjacent parcels. Additionally, Section 394 of the *Land Use Bylaw* provides an opportunity for the subject land and surrounding parcels to redesignate to B-LWK.

COMMUNICATIONS / ENGAGEMENT

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

IMPLICATIONS

Transportation

Alberta Transportation and Economic Corridors have indicated that the subject lands will be affected by future highway upgrades, which have been indicated in the 2005 Alberta Transportational Functional Planning and access Study that was supported by the City of Calgary Glenmore Trail East Study.

Incremental Business Development

Section 394 of the *Land Use Bylaw* provides an opportunity for the subject land and surrounding parcels to redesignate to B-LWK. It is anticipated that the area will transition towards light industrial and commercial uses in the future. The surrounding area has not been comprehensively planned to consider the potential cumulative impacts of business development since there is no area structure plan or conceptual scheme in place.

Existing additional dwelling

The property currently has an existing Development Permit for a mobile home for farm help. If Council supports the application for redesignation, the mobile home for farm help should be removed.

Financial

No financial implications identified at this time.

STRATEGIC ALIGNMENT

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

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ALTERNATE DIRECTION

THAT application PL20210142 be referred back to Administration until such time as the Applicant has prepared a Conceptual Scheme application package and proceeded through the necessary process prior to a public hearing, to the satisfaction of Administration.

ATTACHMENTS

- Attachment A: Map Set
- Attachment B: Application Information
- Attachment C: Application Referral Responses
- Attachment D: Public Submissions
- Attachment E: Policy Review
- Attachment F: Draft Bylaw C-8526-2024