



# COUNCIL REPORT

## Redesignation Item: Business

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Electoral Division: 2

File: PL20230099 / 05802007

Date:	July 9, 2024		
Presenter:	Michelle Dollmaier, Senior Planner		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

### REPORT SUMMARY

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The purpose of this report is to assess redesignation of a ± 5.72 hectare (± 14.13 acre) portion of SW-2-25-4-W05M from Agricultural General District (A-GEN) to Industrial, Light District (I-LHT) to facilitate future development of an RV storage and storage unit facility.

The subject parcel is located outside of an area structure plan; as such, the application was evaluated in accordance with the policies and regulations of the Calgary Metropolitan Region Growth Plan (RGP), the Municipal Development Plan (County Plan), and the *Land Use Bylaw*.

The application was found not to align with the Rural Employment Area policies of the Regional Growth Plan (RGP), and Section 8.0 (Agriculture) and Section 14.0 (Business Development) of the County Plan; therefore, Administration recommends the application be refused.

### ADMINISTRATION'S RECOMMENDATION

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THAT application PL20230099 be refused.



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### BACKGROUND

#### Location (Attachment A)

Located approximately ±1.00 kilometre (±0.63 miles) north of Highway 1, on the north side of Township Road 250, and on the east side of Highway 22.



#### Site History (Attachment B)

On October 31, 1995, one country residential lot was subdivided out of the quarter section.

The northernmost parcel in the subject quarter section was subdivided through description in 1997. The subject parcel is the remainder of the quarter section.

The other two country residential parcels were subdivided out of the quarter section on September 7, 2011.

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

The application was circulated to all necessary internal and external agencies.

This application is not within an area guided by intermunicipal policy.

Alberta Transportation and Economic Corridors (ATEC) has provided comments on the proposed application, which include a notification to the Applicant that the area falls within an area of future upgrade to Highway 22. The planned upgrade proposes the closure of the intersection of Highway 22 and Township Road 250. No compensation will be given to the Applicant regarding the closure of the intersection to accommodate future twinning or any other upgrades.

#### Landowner Circulation (Attachment D)

The application was circulated to forty-two (42) adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); 15 letters in support were provided by the Applicant (6 outside the circulation area, 9 outside of the County), and 16 letters in opposition were received (1 outside the circulation area and 1 duplicate). The landowner also provided a letter in support of the application.

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### ANALYSIS

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#### Policy Review (Attachment E)

Policy 3.1.6.3 of the RGP states that Rural Employment Areas must be planned through Area Structure Plans (ASPs). Section 14.0 (Business Development) also requires that business areas shall be supported by an adopted ASP. There is no existing ASP in place for these lands to support the proposed business use; therefore, the proposal does not align with the RGP or the County Plan.

Although the location of the parcel is within the vicinity of a Highway Business Area identified on Map 1 of the County Plan to be at the intersection of Highway 1 and Highway 22, no ASP has been adopted by the County for that adjacent Highway Business Area, nor is one being prepared by the County currently.

The application was further reviewed pursuant to Section 8.0 (Agriculture) of the County Plan; the proposed I-LHT district for RV storage development was found to be intrusive and incompatible with the surrounding agricultural area, and therefore inconsistent with Policy 8.25.

Comprehensive planning of the subject parcel and wider area for business uses through a future ASP would ensure that impacts upon the wider agricultural area could be minimized and that thorough consultation with ATEC could be undertaken in alignment with the agricultural and business policies of the County Plan.

The application was also reviewed pursuant to the regulations of the *Land Use Bylaw*. While the proposed RV storage would be classified as Outdoor Storage, listed as a discretionary use, granting the parcel the designation of I-LHT would provide the ability to develop more intense businesses listed in the I-LHT district. Lastly, since the application does not propose future subdivision, approval of the application would result in a split zoned parcel, adding complexities for reviewing any future development on the parcel.

### COMMUNICATIONS / ENGAGEMENT

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

### IMPLICATIONS

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#### Financial

No financial implications 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  
Attachment E: Policy Review  
Attachment F: Bylaw C-8551-2024