



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: March 9, 2021 **DIVISION:** 4
TIME: Morning Appointment
FILE: 04209001 **APPLICATION:** PL20200098
SUBJECT: Redesignation Item – Special Use

APPLICATION: To redesignate the subject land from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD), in order to accommodate temporary truck storage on a 20 acre portion of the land.

GENERAL LOCATION: Located approximately 0.8 km (0.5 miles) south of Highway 1 and on the west side of Vale View Road.

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

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8112-2020 on December 22, 2020. The proposal is consistent with the applicable policies within the County Plan and Land Use Bylaw:

- The proposal is consistent with Business Development policies within the County Plan.
- The proposal meets the purpose and intent of the Special, Future Urban Development District within the Land Use Bylaw.

ADMINISTRATION RECOMMENDATION: Administration recommends approval as per Option #1.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8112-2020 be given second reading.
Motion #2 THAT Bylaw C-8112-2020 be given third and final reading.
- Option #2: THAT application PL20200098 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, Planning and Development Services



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:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Municipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. 	<ul style="list-style-type: none"> • None

POLICY ANALYSIS:

County Plan

Section 14 Business Development provides flexibility for considering development that is located outside of approved business areas if the proposal can justify their need and location.

Policy 14.22 requires that the proposals for business development outside of a business area should be limited in size, scale, intensity, and scope; should have direct access to a paved county road or provincial highway; should provide a traffic impact assessment; and should minimize adverse impact on existing residential and agricultural uses.

The proposed truck storage on 20 acres of land would be considered limited in size and scale. The land has direct access to a County gravel road: Vale View Road. In order to meet the requirement of having direct access to a county paved road, the Owner has agreed to upgrade Vale View Road to a paved standard road at the future Development Permit stage. The Applicant had requested that the Traffic Impact Assessment be postponed until the future Development Permit stage once further details on the proposal are available; Administration has no concerns with this approach. At that time, the Traffic Impact Assessment will be prepared and a further assessment of the impacts to the road network can be determined. As the proposed truck storage is a temporary use, and the storage site is located in the central of the land with surrounding agricultural land as a buffer, it would not have permanent adverse impact on adjacent residential development. In addition, an upgraded Vale View Road would serve as a benefit to adjacent landowners. The proposal is consistent with Business Development policies within the County Plan.

Land Use Bylaw

The new Land Use Bylaw (C-8000-2020) was adopted by Council on July 28, 2020. "Special, Future Urban Development District (S-FUD)" was introduced to the new Land Use Bylaw as requested by Council. The purpose of this district is to provide a limited range of temporary uses that can easily be removed when land is developed to an urban standard, while protecting lands for future urban development by restricting premature subdivision and development, and while accommodating agricultural uses.

The subject land falls within the proposed East Highway 1 Area Structure Plan. This is a developer-led and developer-funded Area Structure Plan. Council approved the Terms of Reference on July 14, 2020. The proposed truck storage is a transitional use that can be easily re-developed or removed from the site, until the permanent development form is determined should the East Highway 1 ASP. The proposed development would provide temporary revenue for the owner and would not jeopardize future development in the area.



ROCKY VIEW COUNTY

This district requires that the minimum parcel size should be either un-subdivided quarter section, the first parcel out, or the remaining land after the first parcel out subdivision. The subject land is the remainder land after multi-lot subdivision was created from the subject quarter section. It meets the parcel size requirement.

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

XD/lt

ATTACHMENTS

ATTACHMENT ‘A’: Application Information
ATTACHMENT ‘B’: Application Referrals
ATTACHMENT ‘C’: Bylaw C-8112-2020 and Schedule A
ATTACHMENT ‘D’: Map Set
ATTACHMENT ‘E’: Public Submissions