



Subdivision Item: Commercial

Electoral Division: 6

File: PL20240138 /
03330054/5

Date:	February 18, 2025
Presenter:	Maureen Nolan, Planner 1
Department:	Planning

REPORT SUMMARY

The purpose of this report is for Council to assess a proposed subdivision of the subject lands (Attachment A) to adjust the boundaries between a ± 1.21 hectare (3.00 acre) parcel and a ± 1.21 hectare (3.00 acre) parcel in order to create a ± 1.62 hectare (4.00 acre) parcel and a ± 0.81 hectare (2.00 acre) parcel.

The application was evaluated pursuant to the *Municipal Government Act, Matters Related to Subdivision and Development Regulation*, Calgary Metropolitan Region Board Growth Plan (Growth Plan), Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), Municipal Development Plan (County Plan), Janet Area Structure Plan (ASP), Boychuk Industrial Conceptual Scheme (CS), and the *Land Use Bylaw*.

The application was found to be consistent with the Growth Plan, Rocky View County/City of Calgary IDP, County Plan, Janet ASP, and the *Land Use Bylaw*. The application does not align with the minimum parcel size requirement of 1.09 hectares (2.70 acres) in Section 4.1 (Subdivision Design) of the Boychuk Industrial CS. Although one of the proposed lots is only ± 0.81 hectares (2.00 acres) in size, the proposal is generally compatible with the existing subdivision design in the surrounding area and there are no anticipated impacts with the boundary adjustment. As the Boychuk Industrial CS is a non-statutory document, the application is consistent with the requirements of section 654(1)(b) of the *Municipal Government Act*.

The proposed parcels comply with the minimum parcel size requirement of 0.50 hectares (1.24 acres) in the Commercial, Local Rural District (C-LRDs h18) within the *Land Use Bylaw*.

Council is the Subdivision Authority for the subject application due to non-compliance with Section 4.1 of the Boychuk Industrial CS, in accordance with Section 5(3) of the *Subdivision Authority Bylaw* (C-8275-2022).

ADMINISTRATION'S RECOMMENDATION

THAT the Subdivision Authority approves application PL20240138 with the conditions noted in Attachment F.

Subdivision Item: Commercial

BACKGROUND

Location (Attachment A)

Located within the Janet Area Structure Plan, approximately 1.61 kilometres (1.00 mile) north of Highway 560 and 1.21 kilometres (0.75 mile) west of Range Road 285, approximately 0.33 kilometres (0.21 miles) east of the city of Calgary.



Site History (Attachment B)

On May 11, 2004, Council approved *Bylaw C-5781-2003* to redesignate the subject lands from Ranch and Farm District (RF) to General Business District (B-2). The subject lands were created through the registration of Plan 1013129 in 2010.

There is an existing concrete construction company operating on proposed Lot 2 that was approved through a Development Permit in 2015. A Development Permit was issued in 2016 for a truck trailer outdoor storage business on proposed Lot 1.

Access to the proposed Lot 1 is provided by an existing approach off Wrangler Crescent, and the proposed Lot 2 is accessed from existing approaches off Wrangler Crescent and Wrangler Road.

Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary intermunicipal neighbours, internal departments, and external agencies.

This application was circulated to The City of Calgary in accordance with the Rocky View County/City of Calgary IDP and they had no comments.

Alberta Transportation and Economic Corridors has provided no concerns on the proposed application.

Landowner Circulation (Attachment D)

The application was circulated to 226 adjacent landowners within Rocky View County and 29 adjacent landowners within The City of Calgary in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); no letters were received.

Subdivision Item: Commercial

ANALYSIS

Policy Review (Attachment E)

The application was determined to align with the policies of the Growth Plan, Rocky View County/City of Calgary IDP, County Plan, and the Janet ASP. The subject lands are located within a Regional Business Centre as identified on Map 1 of the County Plan. Section 14.0 (Business Development) of the County Plan supports business development in identified Regional Business Centres in accordance with the Janet ASP. As per Section 26.0 (Implementation and Monitoring) of the Janet ASP, subdivision applications shall address and adhere to the requirements of the Boychuk Industrial CS.

Section 4.1 (Subdivision Design) of the Boychuk Industrial CS requires a minimum parcel size of 1.09 hectares (2.70 acres) in order to ensure future development is in line with surrounding development. As one of the proposed lots is only ± 0.81 hectares (2.00 acres) in size, the application is inconsistent with this requirement. The parcels in the surrounding area have developed in accordance with the conceptual subdivision design shown in Figure 5 of the Boychuk Industrial CS, with the smallest parcel size being 1.21 hectares (3.00 acres). Although one of the proposed lots is undersized, the proposal is generally compatible with the surrounding area and there are no anticipated impacts with the boundary adjustment. As the Boychuk Industrial CS is a non-statutory document, the application is consistent with the requirements of section 654(1)(b) of the *Municipal Government Act*.

The proposed parcels comply with the minimum parcel size requirement of 0.50 hectares (1.24 acres) in the Commercial, Local Rural District (C-LRDs h18) within the *Land Use Bylaw*.

COMMUNICATIONS / ENGAGEMENT

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

IMPLICATIONS

Financial

No financial implications identified at this time.

STRATEGIC ALIGNMENT

As per Section 5(3) of the *Subdivision Authority Bylaw* (C-8275-2022), Council is the decision-making authority due to non-compliance with Section 4.1 of the Boychuk Industrial Conceptual Scheme.

ALTERNATE DIRECTION

Should the Subdivision Authority find that the application does not meet the intent of the Boychuk Industrial CS, a non-statutory document, they may wish not to support the application.

THAT application PL20240138 be refused for the following reasons:

1. The application does not comply with the Boychuk Industrial Conceptual Scheme.

ATTACHMENTS

Attachment A: Map Set
Attachment B: Application Information
Attachment C: Application Referral Responses
Attachment D: Public Submissions [No Letters Received]
Attachment E: Policy Review
Attachment F: Recommended Conditions of Approval

Subdivision Item: Commercial

APPROVALS

Manager:	Dominic Kazmierczak
Acting Executive Director:	Dominic Kazmierczak
Chief Administrative Officer:	Reegan McCullough

