



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: March 23, 2021 **DIVISION:** 4
TIME: Morning Appointment
FILE: 03308007 **APPLICATION:** PL20200061
SUBJECT: Redesignation – Business Use

APPLICATION: To redesignate the subject land from Residential, Rural District (R-RUR) to Industrial, Light District (I-LHT) in order to facilitate the operation of a landscaping business.

GENERAL LOCATION: Located approximately 0.81 km south of Twp Rd 232 and west of Rge Rd 284.

LAND USE DESIGNATION: Residential, Rural District

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8059-2020 on June 23, 2020. The Bylaw has been amended to reflect the new land use districts under Land Use Bylaw C-8000-2020. The application is consistent with the relevant policies of the Shepard Area Structure Plan (ASP) with the exception of being supported by a local plan. The ASP requires all applications for redesignation, subdivision and/or development for Business Uses to be within the context of a Conceptual Scheme. The Conceptual Scheme is to include items such as a Traffic Impact Analysis, Performance Standards, Development Guidelines, and Stormwater Management Plan.

Limited infrastructure is currently in place to support the proposed development. Range Road 284 is a gravel standard construction crossing the Canadian Pacific Railway adjacently south of the subject parcel. On January 26, 2021, Council approved the Shepard Estates Conceptual Scheme and further redesignation of lands to the southeast of the subject parcel to allow for up to 12 residential lots.

Administration spoke with the applicant about other possible land use designations that may be more conducive to their proposed landscaping business. Possible land use designations proposed were Special, Future Urban Development District (S-FUD) and Business, Live-Work District (B-LWK). The applicant felt that Industrial, Light (I-LHT) land use district was the most appropriate and wished to proceed with the application as originally submitted.

ADMINISTRATION RECOMMENDATION: Administration recommends tabling in accordance with Option #2.

OPTIONS

- Option #1:
- Motion #1 THAT Bylaw C-8059-2020 be amended in accordance with Attachment C.
 - Motion #2 THAT Bylaw C-8059-2020 be given second reading, as amended.
 - Motion #3 THAT Bylaw C-8059-2020 be given third and final reading, as amended.
- Option #2: That Bylaw C-8059-2020 be tabled to consider an alternative Land Use District that is more conducive to the transitional nature of the parcel to surrounding residential uses and more in alignment with the proposed business.

Administration Resources

Logan Cox, Planning and Development Services



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Option #3: That Bylaw C-8059-2020 be tabled to allow for the preparation of a conceptual scheme and Traffic Impact Assessment in accordance with the Shepard Area Structure Plan.

Option #4: That application PL20200061 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



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"> • Municipal Development Plan; • City of Calgary/Rocky View County Intermunicipal Development Plan; • Shepard Area Structure Plan; • Land Use Bylaw; and • County Servicing Standards. 	<ul style="list-style-type: none"> • N/A

POLICY ANALYSIS:

Intermunicipal Development Plan

The subject land is identified as a City of Calgary industrial growth corridor within the City of Calgary/Rocky View County Intermunicipal Development Plan. The plan states identified City of Calgary growth areas should be governed in accordance with the applicable planning policy documents. The application was circulated to the City of Calgary and no comments were received.

County Plan

Section 14 of the County Plan provides the policy framework for business development in the County. The plan requires business areas to have an adopted area structure in place to guide development. The subject land is not identified as a business area on Map 1 of the plan; however, the subject parcel falls within the Shepard Area Structure Plan.

Shepard Area Structure Plan

The Shepard Area Structure Plan identifies the subject land as “Business” and within Phase III. As per Policy 5.1 e), all applications for redesignation for business uses shall be required to be within the context of a conceptual scheme. The purpose for requiring a local plan is to provide detailed planning



and design of the entire transition area (one quarter section), to ensure the land use pattern is an extension of the established lands, and supports approved policies that apply to the lands west of the transition area. In addition, important aspects of development including transportation, stormwater, environmental considerations and lot layouts would all be addressed through a comprehensive local plan.

Redesignation applications within Phase III should complete a Traffic Impact Assessment and shall consider edge treatment to deal with transition to the proposed residential areas to the south.

A conceptual scheme, a traffic impact assessment and edge treatments were not provided to support the redesignation application.

DRAFT Shepard Industrial Area Structure Plan

The DRAFT Shepard Industrial Area Structure Plan (SIASP) is located northwest of the subject parcel, adjacently east of Range Road 34. Access into the SIASP from Range Road 34 is contemplated through Township Road 232, approximately one kilometer north of the access to the subject parcel.

Land Use Bylaw

The proposed landscaping business would fall under the Industrial (Light), which is a permitted use in the proposed district. All regulations would be evaluated at the time of development permit application. Given the future subdivision potential of the lands and the fact that the remainder of the quarter section has not been fragmented, the proposal would benefit from a conceptual scheme. It is to be noted that the subject parcel is greater than eight (8) acres in size and meets the minimum parcel size of the Industrial, Light District (2.47 acres).

Administration recommended to the applicant to possibly pursue other land use designations that may be more conducive to their proposed landscaping business. The proposed landscaping business it to utilize up to three (3) employees, with the main activities being landscaping and snow removal for the surrounding acreages. Possible suitable land use designations include the Special, Future Urban Development District (S-FUD) and Business, Live-Work District (B-LWK).

Upon further consideration, the applicant chose to continue with the Industrial, Light (I-LHT) land use district and proceed with the application as originally submitted. Administration has concerns with redesignation to I-LHT prior to the completion of comprehensive planning for the remaining lands within the Shepard Area Structure Plan, which would include feasibility of infrastructure within the area; namely servicing, roadways and rail crossings. Furthermore, the I-LHT district allows for ther more intensive uses such as Animal Health (Inclusive) and Care Facility (Minor) as permitted uses, and Alcohol Production, Cannabis Retail Store, Industrial (Heavy and Medium), and Recycling/Compost Facility as discretionary uses. It is to be noted that there is an existng dwelling onsite; under the proposed I-LHT District, a dwelling Unit is only considerable as a discretionary use accessory to the principal use which is expected to be non-residetial in nature.

Interim use redesignation to S-FUD or B-LWK districts would limit the ability for future large scale development while allowing the proposed landscaping and snow clearing business to be proceed.

ADDITIONAL CONSIDERATIONS:

The subject property is developed with a dwelling and accessory structures. The site is currently serviced by a Private Sewage Treatment System and water well. It is expected that holding tanks and cisterns be utilized for future industrial or commercial uses.

The subject property is accessed by a mutual approach, shared with the property to the north, off of Range Road 284. Range Road 284 is currently a graveled road that experiences a relatively high volume of traffic between Twp Rd 232 & Twp Rd 230 (400 – 500 vehicles per day). At the future development permit stage, further assessment would be required, more specifically for Range Road



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284, to determine if improvements or adjustments may be necessary such as an increased frequency of maintenance and further dust abatement measures or the upgrading of this roadway to a pavement standard.

Respectfully submitted,

Concurrence,

“Theresa Cochran

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

LC/ltt

ATTACHMENTS:

ATTACHMENT ‘A’: Application Information

ATTACHMENT ‘B’: Application Referrals

ATTACHMENT ‘C’: Bylaw C-8059-2020 and Schedule A

ATTACHMENT ‘D’: Map Set

ATTACHMENT ‘E’: Public Submissions