



COUNCIL REPORT

Redesignation Item: Business

Electoral Division: 5

File: PL20230091 / 05330007

Date:	July 8, 2025
Presenter:	Carter Shelton, Planner
Department:	Planning

REPORT SUMMARY

The purpose of this report is to assess redesignation of the subject lands (Attachment A) from Agricultural General District (A-GEN) to Direct Control District (DC) to accommodate an existing trucking and logistics business.

On May 6, 2025, a public hearing was held in consideration of Bylaw C-8628-2025 affecting the subject site, at which time Council directed Administration to bring forward amendments to the proposed Direct Control district and schedule a second public hearing prior to the end of July 2025. The proposed amendments set out in Attachment F would ensure that there is consistency in having a Direct Control land use designation across the entirety of the subject lands rather than having split zoning of a DC and residential land uses, as originally proposed by the Applicant.

The proposed amendments would also increase the discretion of the Development Authority in considering future applications for Automotive Services (Minor), Office, and Vehicle (Commercial) Storage uses on the site, also allowing the ability to limit permits to a temporary period. The Applicant's proposed wording in the DC Bylaw would have compelled the Development Authority to approve these uses as permitted uses without the ability to limit the term of the permit.

In 2019, Council granted temporary site-specific amendments to the historic Land Use Bylaw's Farmstead District; this expired on January 1, 2024. As such, the land use designation of the subject lands has reverted to Agricultural, General District (A-GEN).

The subject parcel is located outside of an area structure plan; therefore, the application was evaluated in accordance with the policies and regulations of the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP), the Municipal Development Plan (County Plan), and the *Land Use Bylaw*. In alignment with previous analysis, the application remains inconsistent with the overarching planning documents, however the proposed amended direct control district (Attachment F) more effectively limits the scope and scale of operation to what currently exists on site.

If Council determines that the application aligns with County Plan policies, following the previous 2019 Council decision to approve Bylaw C-7859-2019 (since expired), an alternate direction is set out for consideration at the end of this report.

ADMINISTRATION'S RECOMMENDATION

THAT application PL20230091 be refused.

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BACKGROUND

Location (Attachment A)

Located immediately east of the city of Calgary, approximately 0.81 kilometres (0.50 miles) north of Township Road 254 and 1.61 kilometres (1.00 mile) west of Range Road 285.



Site History (Attachment B)

The subject parcel was registered as the first parcel out of NW-30-25-28-W04M in May of 1997.

The business operations on site began in 2013 with an application for the operation of a Home Based Business (Type II) for a trucking company. The prior to release conditions of the permit were never met and the application was eventually closed in 2016.

In October 2016, the Subdivision and Development Appeal Board granted a development permit for the Home Based Business (Type II) for a trucking company, on an appeal of the Development Authority's decision to refuse the application. This permit expired in June of 2021.

In March 2019, Council approved Bylaw C-7859-2019, which granted time-limited textual amendments to the Farmstead District of the historic *Land Use Bylaw*, which included site-specific uses to accommodate the existing trucking and logistic business. The exceptions noted in Bylaw C-7859-2019 expired January 1, 2024, at which time the land use designation of the property reverted back to Agricultural, General District (A-GEN).

In August 2023, a development permit (PRDP20223482) was issued permitting the subject lands the use of Industrial (Medium), for a trucking and logistics business, offices (modular trailers), outdoor storage, signage, and single-lot regrading for expansion of a storm pond. This permit expired on January 1, 2024.

On May 6, 2025, a public hearing was held in consideration of Bylaw C-8628-2025 affecting the subject site, at which time Council directed Administration to bring forward amendments to the proposed Direct Control district and schedule a second public hearing prior to the end of July 2025. The resolutions passed by Council are set out below.

MOVED by Councillor Boehlke that Council direct Administration to amend Bylaw C-8628-2025 to redesignate the entirety of the property to provide consistency in land use regulations across the subject parcel within the Direct Control District.

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MOVED by Councillor Boehlke that Council direct Administration to amend Bylaw C-8628-2025 to transfer the following uses from section 4.1 (Permitted Uses) to section 4.2 (Discretionary Uses):

- *Automotive Services (Minor)*
- *Office*
- *Vehicle (Commercial) Storage*

AND THAT Section 3.2 of the bylaw be deleted.

Throughout the site history, there are multiple instances of Enforcement-related action as identified in the application referral responses (Attachment C).

Intermunicipal and Agency Circulation (Attachment C)

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

This application was circulated to The City of Calgary in accordance with the Rocky View County / City of Calgary Intermunicipal Development Plan. The City of Calgary provided no concerns with the proposed Direct Control district, noting that further technical analysis of the westerly adjacent 84 Street would be required prior to future development of the subject lands beyond the existing operation.

Alberta Transportation and Economic Corridors has provided no concerns on the proposed application; further review and comments will be provided at the time of future development.

Landowner Circulation (Attachment D)

The application was originally circulated to thirty-six (36) adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards). Prior to the public hearing of May 6, 2025, 4 letters in support and 2 letters in opposition were received. No further public submissions were received upon notification of the revised application as presented in Attachment F.

ANALYSIS

Policy Review (Attachment E)

The application was reviewed in accordance with the goals and policies of the Rocky View County / City of Calgary IDP, the County Plan, and *Land Use Bylaw*. The application was found to not align with sections 5.0 and 6.0 of the IDP relating to Municipal Planning Considerations and Interface Planning. The application further conflicts with Section 14.0 (Business Development) of the County Plan as the subject land is not within an identified business area and insufficient rationale has been provided to justify why the proposed trucking operation cannot be located within an appropriately planned area.

Rocky View County and City of Calgary Intermunicipal Development Plan (IDP)

Policy 5.1.1 stipulates that development proposals should be evaluated in accordance with the respective Municipality's statutory plans. Policy 5.1.2 further guides applications where no area structure plan is in place to be given extra consideration to strategic policies of the host municipality and any impacts on existing planned land uses in the vicinity of the proposal. The application provides insufficient consideration to County Plan policy direction and buffering from adjacent users, therefore is not supported by the overarching IDP.

County Plan

Sections 8.0 and 14.0 direct industrial development of the intensity and scale proposed to be located within comprehensively planned areas where adequate servicing, site design, and mitigation of offsite impacts are comprehensively guided (Map 1). The applicable policies are quite clear in not supporting the proposed industrial development within agricultural areas, as it is generally incompatible with adjacent users, therefore conflicting with Policy 8.25. Business development is further not supported to be located adjacent to, or in proximity of identified business areas; the subject lands proximity to the OMNI ASP lands further conflicts with policy 14.19. In order to align with the policies of section 14.0,

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a boundary expansion of the OMNI ASP would need to be considered. Given the current low level of build-out within the OMNI area, the expansion of planned boundaries is not warranted and should not be contemplated at this time. Further, the application provided insufficient rationale justifying why the business cannot be located in an identified business area.

In alignment with previous analysis the proposed industrial land use is inappropriate for the subject lands, does not address relevant policy criteria, and the operations have been subject to enforcement activities intermittently for over a decade.

Land Use (Direct Control) Bylaw

The development regulations of the proposed Direct Control district closely mirror the regulations of the *Land Use Bylaw's* Industrial, Light District (I-LHT). The Direct Control District as amended limits the list of available uses to what is currently existing on site, and provides Administration with the discretion to effectively implement appropriate screening and buffering from adjacent users as conditions of a development permit. Similar to current regulatory framework of the *Land Use Bylaw*, the proposed DC sets the maximum term for the duration of an approved development permit activities to five (5) years. It is also worth noting that the proposed amendments to the DC include removing the requirement for Council to act as the Development Authority for development permit applications affecting the subject land.

COMMUNICATIONS / ENGAGEMENT

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

IMPLICATIONS

Financial

No financial implications identified at this time.

Enforcement

Should the application not be supported, the property would be subject to Enforcement as required to bring the site into compliance with the regulations of the *Land Use Bylaw*. The subject lands have been the result of ongoing enforcement action over non-compliance for over a decade.

STRATEGIC ALIGNMENT

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

ALTERNATE DIRECTION

Should Council wish to support the application, Administration has included an amended Direct Control District (Attachment F) based on Council's direction at the May 6, 2025 Council meeting.

THAT Bylaw C-8628-2025 be amended in accordance with Attachment F.

THAT Bylaw C-8628-2025 be given first reading, as amended.

THAT Bylaw C-8628-2025 be given second reading, as amended.

THAT Bylaw C-8628-2025 be considered for third reading, as amended.

THAT Bylaw C-8628-2025 be given third and final reading, as amended.

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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-8628-2025 – Administration’s Amendments
- Attachment G: Draft Bylaw C-8628-2025 – Applicant’s Original Proposal

APPROVALS

Manager:	Justin Rebello, A/Manager, Planning
Executive Director/Director:	Dominic Kazmierczak, Executive Director, Community Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer