



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: April 27, 2021 **DIVISION:** 5
TIME: Morning Appointment
FILE: 05320006 **APPLICATION:** PL20200149
SUBJECT: Redesignation Item – Special Use

APPLICATION: To redesignate the subject land from Residential, Rural District (R-RUR) to Special, Future Urban Development District (S-FUD), in order to facilitate the temporary RV storage.

GENERAL LOCATION: Located approximately 1.6 km (1 mile) east of the city of Calgary, 1.6 km (1 mile) south of Highway 564, and immediately east of Range Road 285.

LAND USE DESIGNATION: Residential, Rural District (R-RUR)

EXECUTIVE SUMMARY:

Council gave first reading to Bylaw C-8106-2020 on March 9, 2021. 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-8106-2020 be given second reading.
Motion #2 THAT Bylaw C-8106-2020 be given third and final reading.
- Option #2: THAT application PL20200149 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.

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Municipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • None
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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 Special, Future Urban Development District (S-FUD) would be considered limited in size and scale. The land has a direct access to a paved County road. A Traffic Impact Assessment may be provided at the future Development Permit stage, should this application move forward. Administration has limited concern as Range Road 285 has been constructed to an industrial standard, which can accommodate the additional traffic generated from the proposed development. At the time of Development Permit, a Traffic Impact Assessment may be required to assess further impact to the road network once the development concept is finalized.

The proposal is also 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. The purpose of this district is to provide a limited range of temporary uses that can be removed when land is developed to their end state. Furthermore, the intent of the district is to protect lands for future urban development by restricting premature subdivision and development, while accommodating agricultural uses. The proposed RV storage is a transitional use that can be re-developed/removed from the site, and adjacent agricultural lands remain the same. The proposal meets the purpose of the district.

This district requires that the minimum parcel size should be either an un-subdivided quarter section, a first parcel out, or the remaining land after a first parcel out subdivision.

The subject land was created as a first parcel out, which meets the parcel size requirement.



Respectfully submitted,

“Brock Beach”

Acting Executive Director
Community Development Services

Concurrence,

“Kent Robinson”

Acting Chief Administrative Officer

XD/lt

ATTACHMENTS

- ATTACHMENT ‘A’: Application Information
- ATTACHMENT ‘B’: Application Referrals
- ATTACHMENT ‘C’: Bylaw C-8106-2020 and Schedule A
- ATTACHMENT ‘D’: Map Set