



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: April 27, 2021 **DIVISION:** 1
TIME: Afternoon Appointment
FILE: 04834011 **APPLICATION:** PL20190198
SUBJECT: Redesignation Item – Agricultural , General District to Direct Control

APPLICATION: To redesignate the lands from Ranch and Farm District to Direct Control District, in order to facilitate the future creation of a parking lot, outdoor storage, and storage facility.

GENERAL LOCATION: Located approximately 7.25 kilometres (4.5 miles) south of the town of Cochrane, on the north side of Highway 1, and the west side of Highway 22.

LAND USE DESIGNATION: Agricultural, General District.

EXECUTIVE SUMMARY: Council gave the first reading to Bylaw C-8004-2020 on February 11, 2020. This Bylaw has been amended to reflect the update of the Rocky View County Land Use Bylaw from Bylaw C-4841-97 to Bylaw C-8000-8004. The application does meet the intent and goals of the Highway Business Area. Alberta Transportation has also identified the parcel for future acquisition, as it is necessary for future expansion of Highway 22 and Highway 1 interchange which is anticipated to commence within the next ten years. As a result, Alberta Transportation has asked that no permeant uses be implemented on the parcel.

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

OPTIONS

- Option #1: Motion #1 THAT Bylaw C-8004-2020 be amended in accordance with Attachment C.
- Motion #2 THAT Bylaw C-8004-2020, be given second reading as amended.
- Motion #3 THAT Bylaw C-8004-2020, be given third and final reading as amended.
- Option #2: Motion #1 THAT Bylaw C-8004-2020 be amended in accordance with Attachment D.
- Motion #3 THAT Bylaw C-8004-2020 be given second reading, as amended.
- Motion #4 THAT Bylaw C-8004-2020 be given third and final reading, as amended.
- Option # 3 THAT application PL20190198 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.

<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"> • Traffic Impact Assessment prepared by Bunt & Associates dated January 2017 dated December 9, 2019.
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POLICY ANALYSIS:

Interim Growth Policies

The application generally aligns with the Interim Growth Policies through providing employment growth, that makes use of existing and planned infrastructure.

County Plan

The County Plan identifies the subject parcel as a Highway Business Area requiring an Area Structure Plan. An ASP this area is on Administration’s short-term horizon with a terms of reference anticipated to be brought to Council in Q4 2021 or Q1 2022.

Typically advancing development before the implementation of an ASP restricts the ability to comprehensively plan appropriate uses, consider impacts, plan servicing, and provide access. However, this parcel has been identified by Transportation Alberta for acquisition for a future highway interchange within the next ten years. As such, interim temporary Highway Business Area uses are proposed in Option 2 that are limited in size and not subject to incremental expansion.

Land Use Bylaw

The application proposes a new Direct Control District Bylaw to align with the Land Use Bylaw C-8000-2020.



ADDITIONAL CONSIDERATIONS:

Alberta Transportation

Alberta Transportation has reviewed and accepted the Traffic Impact Assessment in support of this proposal. As a condition of future development permit, the intersection of Township Road 245 will be required to be upgraded to the modified Type IV standard with appropriate illumination. Additionally, Alberta Transportation has asked for either the closure of the on/off ramps immediately west of Highway 1 and Highway 22 interchange, or closure and severance of the service road access from Highway 22 that access the on/off ramps. This work must occur before any development activity on the subject parcel. Finally, given that the parcel will be acquired as part of the future expansion of Highway 22 and Highway 1 interchange, Transportation Alberta has asked that all development that occurs on-site be temporary in nature.

Suncor Energy

The adjacent neighbor, Suncor Energy, has raised objections to this application, as it will impact the access to their site via Township Road 245a.

TC Energy

There are two existing pipelines in this area, and a new pipeline currently being constructed which will be routed through the site. The development plans should demonstrate and take into consideration all current and future pipelines (existing ROWs and Easements). Permanent Structures shall not be installed anywhere on the ROW and should be placed at least seven (7) metres from the edge of the ROW and twelve (12) metres from the edge of the pipeline.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

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ATTACHMENTS:

- ATTACHMENT ‘A’: Application Information
- ATTACHMENT ‘B’: Application Referrals
- ATTACHMENT ‘C’: Bylaw C-8004-2020 and Schedule A
- ATTACHMENT ‘D’: Option 2 Bylaw C-8004-2020 and Schedule A
- ATTACHMENT ‘E’: Map Set
- ATTACHMENT ‘F’: Public Submissions