



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
Development Authority **DIVISION:** 3

DATE: April 28, 2021 **APPLICATION:** PRDP20210558

FILE: 04629011

SUBJECT: Agriculture (Intensive) / Discretionary use, with no Variances

APPLICATION: Existing Agriculture (Intensive), expansion of the outside storage area.

GENERAL LOCATION: located at the northwest junction of Springbank Rd. and Hwy. 563.

LAND USE DESIGNATION: Agricultural, Small Parcel District (A-SML)

EXECUTIVE SUMMARY: The application is for the expansion of an outside storage area for an existing *Agriculture (Intensive)* operation – formerly named *Horticultural Development* under Land Use Bylaw C-4841-97. The operation involves a tree farm and an associated landscaping business. The outside storage area is approximately 21,478.35 sq. m (70,467.02 sq. ft.) in size and will be used for bulk storage (mulch, topsoil, gravel), plant storage (trees, shrubs, perennials), and decorative stone storage. There are existing spruce and deciduous trees along the perimeter of the property planted between 2013 and 2020 that provide screening of the storage area.

In addition to the tree farm, the subject property is developed with a single detached dwelling, a storage building, a horse shelter, a horse pasture, and a dog kennel. The Applicant/Owner runs a small design build landscape company out of the city of Calgary and utilizes the subject property for storage of equipment and materials, including the trees grown in the tree farm. Employees of the landscaping business do not work from the subject property; employee visits are infrequent and short, and are for the purposes of collecting equipment and materials only. Customer visits to the property are seldom, only about one per month.

The proposed use aligns with the definition of Agriculture (Intensive) and is not anticipated to generate undue traffic, noise, visual, or other impacts to adjacent lands.

ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20210558 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20210558 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> • Subdivision and Development Regulations; • Municipal Development Plan; • Central Springbank ASP; • City of Calgary / Rocky View County Interunicipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • N/A
<p>PERMITTED USE: Agricultural (Intensive) is a discretionary use in the A-SML district</p>	<p>DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission</p>

Payments and Levies

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
TRANSPORTATION OFFSITE LEVY	\$22,424.04 (1.62 acres at \$13,842 per acre)



Additional Review Considerations

There were no technical considerations that warranted additional discussion or conditioning.

CONCLUSION:

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

SK/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information

**ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS****Description:**

1. That the expansion of the outside storage area, approximately 21,478.35 sq. m (70,467.02 sq. ft.) in size and associated with the existing Agriculture (Intensive) tree farm operation, may take place on the subject property in accordance with the approved site plan, as submitted with the application.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit payment of the Transportation Offsite Levy (TOL), in accordance with Bylaw C-8007-2020, for the total gross area of outside storage, not including the development area where TOL has already been collected.
 - a. TOL has already been collected for 0.24 acres of development area including a storage building, access road and parking area.

Permanent:

3. That any plan, technical submission, agreement, or other matter submitted and approved as part of the development permit application shall be implemented and adhered to in perpetuity.
4. That all conditions of Development Permit PRDP20154661 shall remain in effect.
5. That the outside storage area shall be completely screened from view from all adjacent properties and public thoroughfares at all times.
6. That the quality and extent of the landscaped screening shall be maintained over the life of the development and any deceased vegetation shall be replaced within 30 days or before June 30th of the next growing season.
7. That if the existing landscaping does not provide complete, year-round screening of the outside storage area, the Applicant/Owner shall implement additional screening on the perimeter of the outside storage area containing a combination of landscaping and fencing.
8. That only materials and equipment associated with the Agriculture (Intensive) operation may be stored within the outside storage area.
9. That the development shall maintain all parking on-site. That no customer/business parking shall be permitted within the adjacent County road or highway right-of-way at any time.
10. That no signage is permitted within the County road or highway right-of-way at any time.
11. That any additional signage will require separate Development Permit approval.
12. That all on-site lighting shall be "dark sky" and all private lighting, including site security lighting and parking area lighting, should be designed to conserve energy, reduce glare, and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
13. That the entire site shall be maintained in a neat and orderly manner at all times. That all garbage and waste material shall be deposited and confined in weatherproof and animal-proof containers located within a building or adjacent to the side or rear of a building and screened from view from all adjacent properties and public thoroughfares. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent properties or roadways.
14. That if stripping, grading, filling, or excavation is required for site preparation of the outside storage area, a separate Development Permit shall be obtained.



ROCKY VIEW COUNTY

15. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from any drainage alteration.

Advisory:

16. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner, including, but not limited to a Roadside Development Permit from Alberta Transportation.
17. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
18. That the site shall remain free of restricted or noxious weeds, in accordance with the *Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017]*.
19. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
20. That if this Development Permit is not issued by **November 30, 2021**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



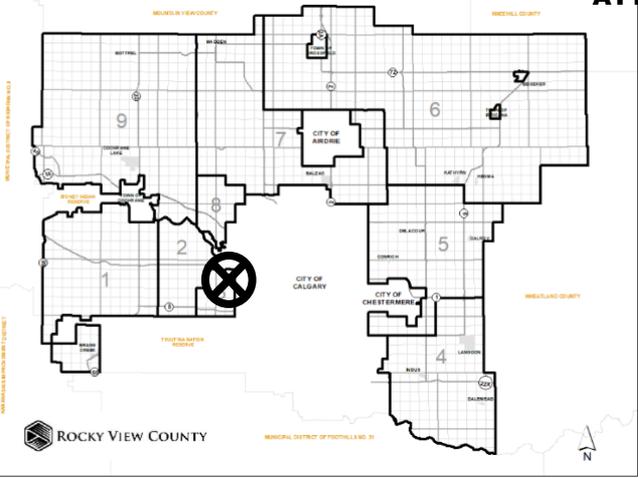
ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Francisco Galdon	OWNER: Francisco, Luis & Elis Galdon
DATE APPLICATION RECEIVED: February 16, 2021	DATE DEEMED COMPLETE: February 18, 2021
GROSS AREA: ± 2.00 hectares (± 4.95 acres)	LEGAL DESCRIPTION: SE-29-24-02-W05M
APPEAL BOARD: Municipal Government Board	
HISTORY: <p>March 22, 2017: Development permit (PRDP20170070) for renewal of the keeping of livestock, at densities no greater than two (2) animal units per 1.60 hectares (3.95 acres), specifically from 1.5 to 3 animal units (pleasure/miniature horses)</p> <p>August 12, 2016: Development permit (PRDP20154661) for Horticulture Development (Tree Farm) and construction of three (3) accessory buildings (sea containers), relaxation of the minimum front yard setback relaxation was issued</p> <p>January 27, 2016: Development permit (PRDP20154579) for the keeping of livestock, at densities no greater than two (2) animal units per 1.60 hectares (3.95 acres), specifically from one (1) to three (3) animal units (pleasure/miniature horses) was issued</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

Location & Context

Development Proposal

Existing Agriculture (Intensive), expansion of the outside storage area

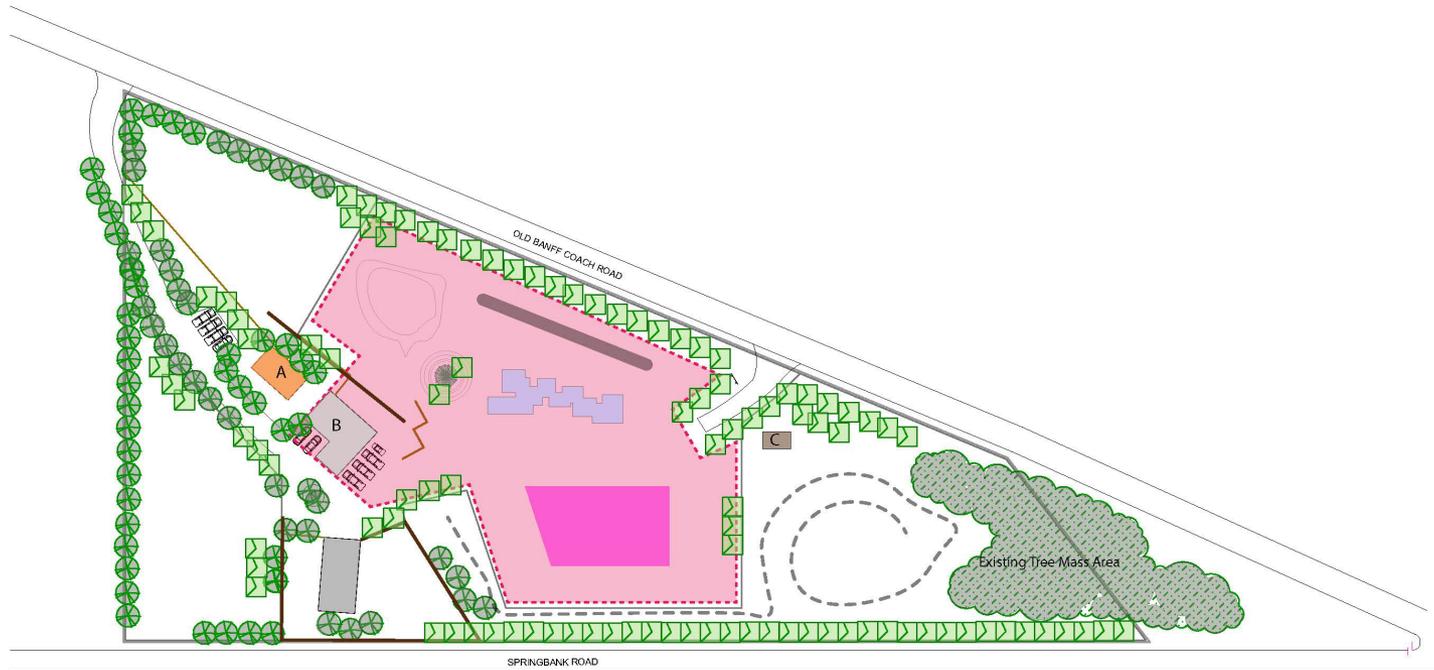


Division: 03
 Roll: 04629011
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 Printed: Mar 1, 2021
 Legal: A portion of SE-29-24-02-W05M

Site Plan

Development Proposal

Existing Agriculture (Intensive), expansion of the outside storage area



- A** Primer Residence
- B** Accessory Building for Equipment & Tool Storage
- C** Horse Shelter
- Existing Building
- Parking
- Bulk Material Storage
- Mini Horse Pasture Area
- Privacy Fence
- New trees (Spruce and Deciduous)
Planted from 2013 to 2020 providing privacy and screening from roads.
- Existing trees (Spruce and Deciduous)
to screen property
- Area : 70467.02 sq.f

1 | SITE PLAN
 1:1000



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Site Photos

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Site Photos

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