



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: September 22, 2020 **DIVISION:** 5
TIME: Afternoon Appointment
FILE: 03332014/03332017 **APPLICATION:** PL20190131
SUBJECT: Conceptual Scheme Item – Canna Park Conceptual Scheme

POLICY DIRECTION:

The Rocky View County/City of Calgary Intermunicipal Development Plan and Janet Area Structure Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to adopt the Canna Park Conceptual Scheme, which would provide a policy framework to evaluate future industrial development. The subject lands hold the appropriate land use designation to support business development.

Council gave first reading to Bylaw C-7977-2020 on January 14, 2020.

The application was circulated to 189 adjacent landowners to which two letters of opposition were received (see Appendix 'D'). The application was also circulated to a number of internal and external agencies; those responses are available in Appendix 'A'.

The following is a summary of the application assessment:

- The application is inconsistent with the policies of the Janet Area Structure Plan;
- The conceptual scheme has not addressed the requirements of a Local Plan, nor has it provided sufficient information to guide future development proposals.

ADMINISTRATION RECOMMENDATION:

Administration recommends tabling of the application in accordance with Option #2.

DATE APPLICATION RECEIVED:	September 18, 2019
DATE DEEMED COMPLETE:	Deemed incomplete

PROPOSAL:	To adopt the Canna Park Conceptual Scheme to provide a policy framework to evaluate future industrial development within SE 1/4 32-23-28 W4M and Lot 1, Plan 0111882 including Appendix 1 of the Conceptual Scheme to guide the future development within Lot 3, Block 2, Plan 9210992 and Block 3, Plan 7410673
LEGAL DESCRIPTION:	Lot 3, Block 2, Plan 9210992 and Block 3, Plan 7410673 within SE-32-23-28-W4M
GENERAL LOCATION:	Located approximately 1 mile north of Highway 560 (Glenmore Trail) and on the west side of Range Road 284.
APPLICANT:	ARJ Consulting
OWNERS:	Rocco Terrigno, Jaroc Holdings

Administration Resources

Andrea Bryden, Planning and Development Services



EXISTING LAND USE DESIGNATION: Industrial, Heavy District

GROSS AREA: ± 10.18 ha (± 25.15 acres)

SOILS (C.L.I. from A.R.C.): **Class 2,H,A & 5N, W5** - Slight limitations to cereal crop production due to temperature limiting factors and very severe limitations due to high salinity and excessive wetness/poor drainage.

HISTORY:

April 30, 2019 Council approved Bylaw C-7866-2019 redesignating the subject property from Residential Two District to Industrial – Industrial Activity District (Industrial, Heavy District).

POLICY ANALYSIS:

On April 30, 2019, Council approved an application to redesignate the subject land from Residential, Rural District to Industrial, Heavy District. The Janet Area Structure Plan requires redesignation, subdivision and/or development permit applications to be preceded by the approval of a conceptual scheme. Council granted the redesignation, directing the Applicant to prepare a conceptual scheme.

Janet Area Structure Plan

The application was reviewed in accordance with the Janet Area Structure Plan. The proposal does not meet the policies of the area structure plan including the requirements of a local plan and does not provide sufficient information to guide future development proposals.

Conceptual Scheme requirements

The Janet Area Structure Plan sets out the following conceptual scheme requirements. The proposal has not addressed, or has inadequately addressed, the following:

- 1) A strategy to mitigate offsite impacts;
- 2) Agricultural Interface policies;
- 3) Address the County's Commercial and Industrial Design Guidelines;
- 4) Provide a high quality development through landscaping, lot, and building design'
- 5) Open space details;
- 6) Classification of wetlands in the Plan area boundary;
- 7) A reserve analysis;
- 8) Fire and protective services;
- 9) Local transportation network design and details;
- 10) Utility servicing details;
- 11) Sub-catchment master drainage plan;
- 12) Solid waste management details;
- 13) Oil and gas details;
- 14) Rationale detailing consistency with the vision and policies of the Janet Area Structure Plan;



Plan Layout and Details

The overall structure of the proposed conceptual scheme is not conducive to clear interpretation at future subdivision and development permit stages. Where there are multiple landowners within a conceptual scheme boundary, typically a conceptual scheme will have overarching policies to guide development within the plan boundary, and then appendices for individual development cells, which would provide specific policies to guide development proposals. The subject proposal appears to blend cell-specific policies with general policies. Furthermore, the conceptual scheme does not provide comprehensive pre-ambls to support or guide the plan policies, and in most cases does not provide a clear policy framework for future development applications.

The plans and accompanying annotations within the conceptual scheme also do not offer sufficient clarity and may cause interpretation issues with respect to the division of cells and lands in the plan area. Finally, the document includes incorrect references to supporting documents, inclusion of incorrect information, spelling, and grammatical errors.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7977-2020 be amended in accordance with Appendix B.
 Motion #2 THAT Bylaw C-7977-2020 be given second reading, as amended.
 Motion #3 THAT Bylaw C-7977-2020 be given third and final reading, as amended.
- Option #2: That consideration of application PL20190131 be tabled *Sine Die* to allow the Canna Park Conceptual Scheme to be revised in accordance with the requirements of the Janet Area Structure Plan and County Plan.
- Option #3: That application PL20190131 be refused.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

AB/ltt

APPENDICES:

- APPENDIX 'A': Application Referrals
APPENDIX 'B': Bylaw C-7977-2020 and Schedule A
APPENDIX 'C': Map Set
APPENDIX 'D': Landowner Comments