



## **PLANNING POLICY**

<b>TO:</b>	Council	
<b>DATE:</b>	May 25, 2021	<b>DIVISION:</b> 5
<b>TIME:</b>	Afternoon Appointment	
<b>FILE:</b>	03332014/03332017	<b>APPLICATION:</b> PL20190131
<b>SUBJECT:</b>	Conceptual Scheme Item – Canna Park Conceptual Scheme	

**APPLICATION:** The purpose of this application is to adopt the Canna Park Conceptual Scheme that would provide a policy framework to evaluate future industrial development on the lands.

**GENERAL LOCATION:** Located approximately 0.81 kilometres (1/2 mile) south of Twp. Rd. 240 and on the west side of Rge. Rd. 284, approximately 1.60 miles east of the city of Calgary.

**LAND USE DESIGNATION:** Industrial, Heavy District

**EXECUTIVE SUMMARY:** Council gave first reading to Bylaw C-7977-2020 on January 14, 2020. The bylaw has been amended to reflect changes to the Land Use Bylaw and proposal since that time. The application aligns with all statutory plans including relevant policies of the Janet Area Structure Plan (BASP). 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 within the quarter section.

On September 22, 2020 Council held a public hearing and considered the proposed application. The hearing was closed and the application was tabled to allow the Canna Park Conceptual Scheme to be revised in accordance with the requirements of the Janet Area Structure Plan and County Plan. A motion was passed that a new public hearing be held to consider the revisions.

**ADMINISTRATION RECOMMENDATION:** Administration recommends approval of the application in accordance with Option #1.

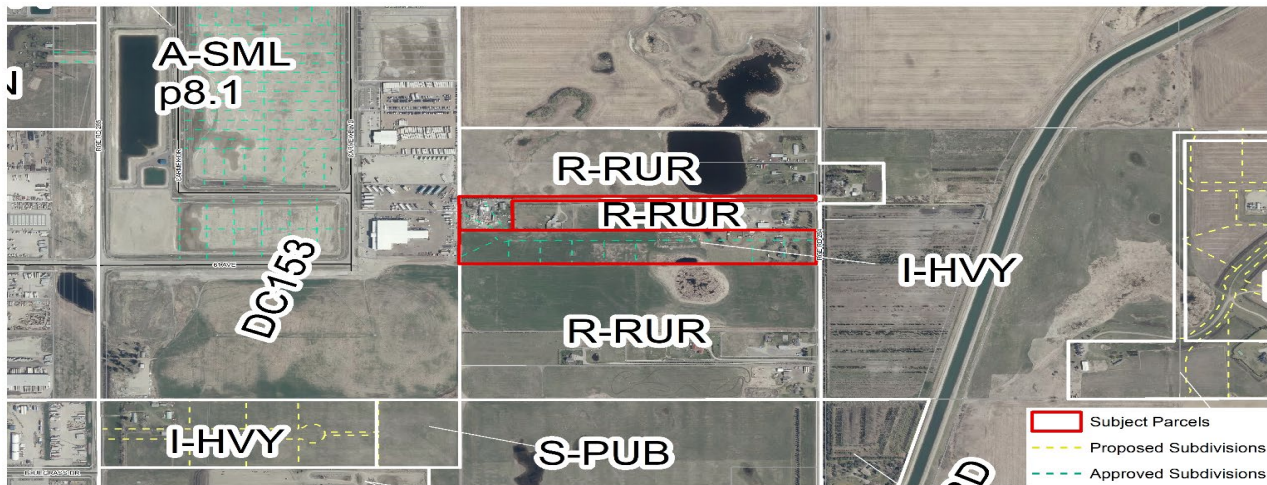
**OPTIONS:**

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|------------|-----------|--|
| 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 application PL20190131 be refused.                              |

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**Administration Resources**

Jessica Anderson, Planning Policy

**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.

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Municipal Development Plan;</li> <li>• Janet Area Structure Plan;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic Impact Assessment prepared by JCB Engineering dated October 25, 2019;</li> <li>• Conceptual Stormwater Management Plan prepared by Storm Water Solutions Inc. dated July 2018;</li> <li>• Desktop Environmental Assessment prepared by Ghostpine Environmental Services Ltd. dated June 22, 2018; and,</li> <li>• Wetland Impact Assessment prepared by Omnia Ecological Services dated July 19, 2019.</li> </ul>

**BACKGROUND:**

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 however, directed the Applicant to also prepare a conceptual scheme. On September 22, 2020, the proposed Canna Park Conceptual Scheme was presented to Council and subsequently tabled as the Plan did not sufficiently address the requirements of the Janet ASP. The Plan has since been revised, and a new public hearing has been scheduled for Council to consider the updated plan.

**POLICY ANALYSIS:**

The subject lands are located within the boundaries of the Janet ASP and are identified as Residential Transition, where a Local Plan is required to support redesignation.



City of Calgary / Rocky View County Intermunicipal Development Plan (Bylaw C-7078-2011)

The subject lands are identified in the IDP as a Rocky View County Growth Corridor. Generally, the IDP supports this application. Policy 8.1.2 requires that development within growth corridors proceed in accordance with “other Rocky View County statutory and local area plans.” This indicates that industrial development in this area would be supported by the IDP as long as it proceeds in accordance with the County Plan and other statutory policy, such as the Janet ASP. This application now complies with the policies of the Janet ASP.

The City of Calgary was circulated for comment on the application and no concerns were raised.

Janet Area Structure Plan (Bylaw C-7418-2014)

The subject lands are identified on Figure 5: Land Use Strategy as residential transition. This land use policy supports the continuation of residential uses until such time as transition to business is deemed appropriate and a comprehensive local plan has been prepared in accordance with the policies of the Janet ASP. Further, applications for industrial and commercial uses adjacent to a Residential Transition area shall demonstrate how the proposed land use is compatible with the adjacent residential use by considering the Business-Residential Interface area policies and the requirements of Section 10 of this Plan; screening, buffering, and landscaping are potential measures to mitigate the impact on the Residential Transition area.

The Janet ASP requires that a local plan be prepared to support all redesignation applications and specifically sets the phasing and boundaries of each required local plan. The purpose for requiring a local plan is to provide detailed planning and design of the entire transition area (one quarter section), to ensure the land use pattern is an extension of the established lands, and supports approved policies that apply to the lands west of the transition area. In addition, important aspects of development including transportation, stormwater, environmental considerations and lot layouts would all be addressed through a comprehensive local plan.

The Canna Park Conceptual Scheme is intended to provide a detailed planning and design framework for the quarter section with specific policies to address development in each unique Cell according to individual landowner aspirations. This is consistent with the direction of Council and the Janet ASP. The proposal appears to be consistent with the requirements of the ASP and recommended for approval.

Conceptual Scheme Overview

The proposed Canna Park Conceptual Scheme provides a planning framework to address matters such as policy context, plan area description, development concepts for each Cell, servicing, transportation, stormwater, interfacing, design considerations, and implementation.

Land Use Proposal

The quarter section is grouped into five Cells, each with unique considerations and policies to guide development. All lands within the proposed Conceptual Scheme are supported for redesignation to industrial uses in accordance with the Janet ASP. Transition and interface policies in section 4.2 guide the gradual transition from residential to industrial uses over time.

Stormwater

Stormwater will be managed via overland systems using the natural drainage courses at pre-development volumes and a pre-determined release rate. Stormwater is intended to be contained on-site as per the Janet Master Drainage Plan. A variety of water re-use options should be considered to lower stormwater volumes such as on-site irrigation, evaporation, absorption, transpiration, and infiltration. Detailed Stormwater management plans will be required at future subdivision and development permit stages.



## ROCKY VIEW COUNTY

### Servicing

The lands are currently serviced by individual wells and septic systems. For industrial uses, the Conceptual Scheme proposes the interim use of holding tanks and water cisterns until a piped water and wastewater supply is available. Detailed servicing studies will be required at future subdivision and development permit stages.

### Transportation

Access to the Plan area is provided via Road 284. This road connects to Township Road 240 approximately one (1) km to the north and to Glenmore Trail approximately two (2) km to the south. Network improvements will likely be required to facilitate new industrial and commercial growth. There are future plans for the extension of 61. Ave SE, a major – 4 lane road, to be located approximately half a kilometer to the south of Development Cell E. Future improvements to Highway 560 have also been planned in accordance with a recently completed Functional Planning Study (Glenmore Trail East). Transportation Impact Assessments will be required at future subdivision and development permit stages to assess the specific impacts of the proposed development on the road network.

### **ADDITIONAL CONSIDERATIONS:**

None.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

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### **ATTACHMENTS:**

ATTACHMENT ‘A’: Application Information  
ATTACHMENT ‘B’: Application Referrals  
ATTACHMENT ‘C’: Bylaw C-7977-2020 and Schedule A  
ATTACHMENT ‘D’: Map Set  
ATTACHMENT ‘E’: Public Submissions