



PLANNING POLICY

TO:	Council	
DATE:	May 25, 2021	DIVISION: 5
TIME:	Afternoon Appointment	
FILE:	03332011	APPLICATION: PL20190149
SUBJECT:	Redesignation Item – Light Industrial Use	

APPLICATION: The purpose of this application is to redesignate the subject lands from Rural, Residential District to Light, Industrial District to accommodate RV storage and industrial uses.

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: Rural, Residential District

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8024-2020 on April 28, 2020. The bylaw has been amended to reflect changes to the Land Use Bylaw and proposal since that time. On July 28, 2020, Council approved a new Land Use Bylaw (C-8000-2020) which came into effect on September 8, 2020. Administration has reviewed the district conversions and confirmed that the originally proposed Industrial – Industrial Storage District under Land Use Bylaw (C-4841-97) converts to Light, Industrial District in Land Use Bylaw (C-8000-2020). The application aligns with all statutory plans including relevant policies of the Janet Area Structure Plan (BASP).

On October 6, 2020 Council held a public hearing and considered the proposed application. The hearing was closed and the application was tabled. The Applicant was directed to work with the Canna Park Conceptual Scheme proposal to develop a policy framework for future development on the site, in accordance with the requirements of the Janet Area Structure Plan. A new public hearing has been scheduled to allow Council to further consider this redesignation, in conjunction with the revisions made to the proposed Conceptual Scheme (PL20190131; E-3). The subject lands fall under Development Cell “E” of the plan.

Should Council adopt the related Canna Park Conceptual Scheme, the proposed redesignation would comply with the requirements of the Janet Area Structure Plan; therefore, Administration recommends approval.

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

OPTIONS:

Option #1:	Motion #1	THAT Bylaw C-8024-2020 be amended in accordance with Appendix B.
	Motion #2	THAT Bylaw C-8024-2020 be given second reading, as amended.
	Motion #3	THAT Bylaw C-8024-2020 be given third and final reading, as amended.
Option #2:		THAT application PL20190149 be refused.

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.

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • <i>Municipal Development Plan;</i> • <i>Janet Area Structure Plan;</i> • <i>Land Use Bylaw; and</i> • <i>County Servicing Standards.</i> 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • None.
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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. This report focuses primarily on the compatibility with relevant statutory plans while the associated Canna Park Conceptual Scheme application focuses on the technical aspects of the proposal.

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 as the related Canna Park Conceptual Scheme is proposed to provide a policy framework for development.

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



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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.

In this case, the Applicant had proposed an MSDP to provide Council and the public with a proposal for the intended uses and final appearance of development for this 10 acre parcel only. Upon consideration of the applications, Council directed the Applicant to incorporate this proposal into the proposed Canna Park Conceptual Scheme. Following the public hearing, the Applicant has done so and incorporated the originally proposed MSDP policies into Cell "E" policies of the proposed Conceptual Scheme. This is consistent with the direction of Council and the Janet ASP. Therefore, the proposal is consistent with the requirements of the ASP and recommended for approval.

Land Use Bylaw (Bylaw C-8000-2020)

The Applicant is proposing to redesignate the subject lands from Rural, Residential District to Light, Industrial District, which provides for Outdoor Storage (inclusive of recreational vehicle storage) and both heavy and medium industrial uses as discretionary uses. The district is appropriate for the range of uses proposed. A Development Permit will be required to approve the use, design and servicing for any proposed future uses.

ADDITIONAL CONSIDERATIONS:

Technical aspects of the proposal would be further assessed at the Development Permit stage in accordance with the policies of the associated Canna Park Conceptual Scheme, if adopted.

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

JA/sl

ATTACHMENTS:

ATTACHMENT 'A': Application Information
ATTACHMENT 'B': Application Referrals
ATTACHMENT 'C': Bylaw C-8024-2020 and Schedule A
ATTACHMENT 'D': Map Set
ATTACHMENT 'E': Public Submissions