



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: June 8, 2021
TIME: Morning Appointment
FILE: 03315002
SUBJECT: Redesignation Item – Light Industrial Use

DIVISION: 4
APPLICATION: PL20200086

Note: This application should be considered in conjunction with MSDP application (PL20200085)

APPLICATION: To redesignate the subject land from Agricultural, General District (A-GEN) to Industrial, Light District (I-LHT), in order to facilitate business growth for a hauling and landscaping company.

GENERAL LOCATION: Located 1.6 kilometers (1 mile) east of the city of Calgary, 2.4 kilometers south of Glenmore Trail, and on the east side of Range Road 283.

LAND USE DESIGNATION: Agricultural, General District (A-GEN)

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8087-2020 on October 6, 2020. The proposal is consistent with the applicable policies within the County Plan and Land Use Bylaw:

- The proposal is consistent with Business Development policies within the County Plan.
- The proposed light industrial use is compatible with adjacent business and industrial uses.

ADMINISTRATION RECOMMENDATION: Administration recommends approval as per Option #1.

OPTIONS:

Option #1: Motion #1 THAT Bylaw C-8087-2020 be given second reading, as amended.
Motion #2 THAT Bylaw C-8087-2020 be given third and final reading, as amended.
Option #2: THAT application PL20200086 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, Planning and Development Services



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: <ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • City of Calgary / Rocky View County Intermunicipal Development Plan; • County Plan; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Transportation Impact Assessment (Bunt & Associates Engineering Ltd. December 10, 2018) • Troy Clay Stormwater Management Plan Memo (ISL Engineering, June 18, 2020)
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POLICY ANALYSIS:

City of Calgary / Rocky View County Intermunicipal Development Plan

The land falls within the future industrial growth area within the IDP. It indicates that development in this area should be governed by the local planning document of the local municipality. Therefore, the proposal was evaluated in accordance with the County Plan.

County Plan

Section 14 Business Development provides flexibility for considering development that is located outside of approved business areas if the proposal can justify their need and location.

Policy 14.22 requires that the proposals for business development outside of a business area should be limited in size, scale, intensity, and scope; should have direct access to a paved County road or provincial highway; should provide a traffic impact assessment, and should minimize adverse impact on existing residential and agricultural uses.

- The proposed development is considered limited in size and scale, as no more new buildings are proposed, business-related vehicles would be parked within the proposed storage area, and all operations are conducted offsite.
- The property has direct access via a County paved Range Road 283. The business route includes Range Road 283, Township Road 232, and Highway 560; all of which are paved.
- Transportation Impact Assessment was prepared with the consideration of the cumulative impact of an adjacent business. The report concluded that the existing infrastructure can accommodate the proposed development.

Land Use Bylaw

The Applicant's original application proposed Industrial, Heavy District (I-HVY). After discussing with Administration, the Applicant agreed that the Industrial, Light District (I-LHT) is more appropriate, and is compatible with adjacent existing light industrial business.



ROCKY VIEW COUNTY

Respectfully submitted,

“Brock Beach”

Acting Executive Director
Community Development Services

XD/llt

Concurrence,

“Kent Robison”

Acting Chief Administrative Officer

ATTACHMENTS

ATTACHMENT ‘A’: Application Information
ATTACHMENT ‘B’: Application Referrals
ATTACHMENT ‘C’: Bylaw C-8087-2020 and Schedule A
ATTACHMENT ‘D’: Map Set
ATTACHMENT ‘E’: Applicant’s Planning Brief