



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: June 8, 2021
FILE: 03315002
SUBJECT: Master Site Development Plan

DIVISION: 4
APPLICATION: PL20200085

Note: This application should be considered in conjunction with Redesignation application PL20200086 (agenda E-1)

APPLICATION: To adopt the Troy Clay Inc. Master Site Development Plan to guide future redesignation and development for a hauling and landscaping business.

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: The proposal is consistent with the applicable policies within the County Plan:

- The proposal meets the requirements of the Master Site Development Plan submission outlined in the County Plan.
- All other technical matters required at this stage of the application are satisfactory.

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

OPTIONS:

Option #1: THAT the Troy Clay Inc. Master Site Development Plan be approved as per Attachment 'C'.

Option #2: THAT application PL20200085 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:	TECHNICAL REPORTS SUBMITTED:
<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. 	<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)

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

The proposed Troy Clay Inc. Master Site Development Plan was evaluated in accordance with Section 29 and Appendix C Master Site Development Plan Submission within the County Plan.

Development Concept

There was a Development Permit (PRDP20160029) issued for Home-Based Business Type II for the existing hauling and landscaping company. Due to business growth, the Applicant is requesting a larger storage area, more employees and business trips, which exceed the requirements of a Home-Based Business. Therefore, the Applicant prepared a Master Site Development Plan to support their redesignation application and future development.

The property currently contains one dwelling and two shop buildings. No additional buildings are proposed at this time. The business requires up to 20 employees and a large outside storage area to park the business-related vehicles. Most of the employees leave the property during the day, as operations are conducted at the customer location, while some employees remain on-site for truck repairs and administration.

Transportation

The Applicant would continue using the exiting approach off paved county road Range Road 283. A Transportation Impact Assessment (TIA) considered the cumulative impact of adjacent light industrial development on the county road and the intersection. The report concluded that the existing Rang Road 283, and the intersection of Range Road 283 & Township Road 232 can accommodate the proposed development. No upgrades are anticipated.

Water and Wastewater

Portable water and wastewater would be via a water cistern with truck-in services and a sewage holding tanks with truck-out services. The proposed servicing meets the County Servicing Standards.



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Stormwater

The Applicant proposes to expand the existing dugout to become a stormwater pond. The Stormwater Management Plan indicated that the proposed stormwater pond can manage the drainage generated from the development.

Landscaping

Rows of trees are already in place along the southern property line. The Applicant proposes to plant additional trees along Range Road 232. A landscaped berm would be built along the north portion of the property for screening and vision mitigation.

Public Consultation

The Applicant indicated that the owner has been working with the neighbors throughout their respective developments.

Overall, the proposed Master Site Development Plan addressed all of the requirements within Appendix C of the County Plan.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

XD/llt

ATTACHMENTS

ATTACHMENT ‘A’: Application Information

ATTACHMENT ‘B’: Application Referrals

ATTACHMENT ‘C’: Proposed Troy Clay Inc. Master Site Development Plan

ATTACHMENT ‘D’: Map Set