

PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	October 6, 2020	DIVISION: 5
FILE:	03332011	APPLICATION: PL20190148
SUBJECT:	Schlichenmayer Master Site Development Plan (MSDP)	
	Note: This application should be considered in conjunction with redesignation application PL20190149 (agenda item E-2).	

POLICY DIRECTION:

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

EXECUTIVE SUMMARY:

The purpose of this application is to adopt the Schlichenmayer MSDP to guide the development of RV storage and industrial uses. The MSDP was submitted in conjunction with redesignation application PL20190149 to redesignate the subject lands from Rural Residential District to Light Industrial District.

This report focuses on the technical aspects of the proposal, including all development related considerations, while the associated land use report focuses on the compatibility with the relevant statutory plans.

This proposal was circulated to 149 adjacent landowners; in response, nine letters were received in support; all responses are available in the corresponding redesignation staff report (E-2 – PL20190149). The application was also circulated to a several internal and external agencies; responses are available in Appendix 'A'.

The proposal was evaluated against the policies found in the Janet Area Structure Plan (JASP) and the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), and was found to be non-compliant for the following reasons:

- Technical considerations including traffic, stormwater and site developability have not been adequately addressed by the Applicant at this stage.
- The Applicant has not prepared a comprehensive local plan to guide development in accordance with the local plan boundaries set by the ASP; therefore, the proposal does not comply with the Janet Area Structure Plan, the County Plan or Rocky View County/City of Calgary IDP.

ADMINISTRATION RECOMMENDATION:

Administration recommends refusal in accordance with Option #2.

DATE APPLICATION RECEIVED:	October 11, 2019
DATE DEEMED COMPLETE:	October 11, 2019

PROPOSAL:	To adopt the Schlichenmayer Master Site Development Plan to provide a policy framework to accommodate RV storage and industrial uses.
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LEGAL DESCRIPTION:	Lot 1, Block 2, Plan 9210992, SE-32-23-28-W04M
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Administration Resources

Jessica Anderson, Planning and Development Services

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 2.58 kilometres (1.60 miles) east of the city of Calgary.
APPLICANT:	Carswell Planning (Bart Carswell)
OWNERS:	Larry and Patricia Schlichenmayer
EXISTING LAND USE DESIGNATION:	Rural Residential District
PROPOSED LAND USE DESIGNATION:	Light Industrial District
GROSS AREA:	± 10.35 acres
SOILS (C.L.I. from A.R.C.):	1 1 – No significant limitations to cereal crop production. 5N, W – Very severe limitations to cereal crop production due to high salinity and excessive wetness/poor drainage.

HISTORY:

May 27, 1992 Plan 9210992 was registered creating three parcels including the subject ± 10.35 acre parcel.

POLICY ANALYSIS:

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 has 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. The MSDP provides for an overview of the proposed development with a description of the lands, development concept, a statement on transportation, servicing, and stormwater and a statement on implementation and community consultation.

Following is an overview of the proposal:

Development

- Construction of a 10, 000 sq. ft. warehouse (addition to existing garage);
- A gravel parking area for approximately 500 RV units;
- Subdivision is not contemplated;
- The uses proposed appear to be consistent with the Light Industrial District.

The MSDP includes provisions on architecture, landscaping, lighting and an operations plan to provide direction at Development Permit stage.

The Janet ASP states that the requirement is for a local plan, at the quarter section level with supporting technical information in accordance with the County Plan and Servicing Standards. No technical information was provided with the proposal; therefore, Administration has been unable to adequately assess traffic, stormwater or developability. A comprehensive proposal for the area is important to consider a range of matters including transportation and access, servicing, stormwater, lot layouts, compatibility and interface considerations. The proposal is inconsistent with the Janet ASP; therefore, Administration recommends refusal.

BUDGET IMPLICATIONS:

There are no budget implications associated with this application.

OPTIONS:

- Option #1: THAT the Schlichenmayer Master Site Development Plan be adopted in accordance with Appendix 'B'.
- Option #2: THAT Application PL20190148 be refused.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

JA/lt

APPENDICES:

- APPENDIX 'A': Application Referrals
- APPENDIX 'B': Schlichenmayer Master Site Development Plan
- APPENDIX 'C': Map Set