



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: June 15, 2021 **DIVISION:** 4
TIME: Morning Appointment
FILE: 02329001 **APPLICATION:** PL20200045
SUBJECT: Redesignation Item – Direct Control Bylaw – Site-Specific Amendment

APPLICATION: To amend the uses and regulations within Direct Control District 124, in order to facilitate the development of an agro-tourism operation.

GENERAL LOCATION: Located 0.81 kilometres (1/2 mile) east of the city of Calgary and at the northwest junction of Township Road 224 and Range Road 284.

LAND USE DESIGNATION: Direct Control District (DC 124)

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8047-2020 on June 23, 2020. The Bylaw has been amended to be more consistent with the Land Use Bylaw and increase flexibility within the development of the business on-site along with general amendments to ensure clarity of the Bylaw. The application is consistent with the relevant policies of the County Plan and the proposed changes are consistent with the purpose and intent of the district.

Proposed changes to the DC Bylaw include the following:

- Update uses within all Cells to match the Land Use Bylaw definitions
- Remove Development Regulations related to technical requirements that are reviewed at the Development Permit stage in accordance with Servicing Standards.
- Remove Hours of Operations provision to align with the Rocky View County Noise Control Bylaw (C-5772-2003)
- Updates to definitions to remove redundancies and align with the Land Use Bylaw.

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

OPTIONS

Option #1: Motion #1 THAT Bylaw C-8047-2020 be amended in accordance with Appendix C.
 Motion #2 THAT Bylaw C-8047-2020 be given second reading, as amended.
 Motion #3 THAT Bylaw C-8047-2020 be given third and final reading, as amended.
 Option #2: THAT application PL20200045 be refused.

Administration Resources

Christina Lombardo, Planning & Development Services



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> • Municipal Development Plan; • Calgary Intermunicipal Plan; • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • N/A
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BACKGROUND:

The subject lands are located 0.81 kilometres (1/2 mile) south of Highway 22X, adjacent to Township Road 224 east of the city of Calgary. The subject lands gain access from Township Road 224 and are comprised of ±160.00 acres that have generally flat topography. The surrounding area primarily consists of large agricultural parcels and some country residential development. The existing servicing, access, and parking will remain with no changes proposed at this time.

There is an existing agricultural tourism use for “Calgary Farmyard” (formerly Calgary Corn Maze) with associated accessory buildings and dwelling in which the Application/Owner occupies. The business, which is contained within the area of DC 124 has been in operation since approximately 2008 and has continued to expand its operations while maintaining the agricultural use on the balance of the parcel.

POLICY ANALYSIS

County Plan

Administration has assessed this proposal according to the policies of the Municipal Development Plan and has determined that this application is consistent with Municipal policy for Business Development and Agriculture. This Application is for agricultural tourism use on a portion of the land while accommodating an ongoing agricultural operation on the remainder of the quarter. The Business policies aim to support and encourage agricultural operations and agricultural-related economic activity. In consideration of these criteria, the application is consistent with the intent of this policy.

Direct Control Bylaw

The Direct Control District Bylaw regulates the type and scale of activity that will occur on the site and includes provisions that will ensure that the development will be feasible with all significant off-site



impacts being mitigated. The types of uses permitted on the site are directly related to agricultural tourism use. The maximum allowable size of the buildings under the proposed Direct Control Bylaw has been amended to stay consistent with other comparable businesses within the County.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

CL/ltt

ATTACHMENTS

- ATTACHMENT ‘A’: Application Information
- ATTACHMENT ‘B’: Application Referrals
- ATTACHMENT ‘C’: Bylaw C-8047-2020 and Schedule A
- ATTACHMENT ‘D’: Map Set
- ATTACHMENT ‘E’: Public Submissions