



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: June 22, 2021 **DIVISION:** 4

TIME: Morning Appointment

FILE: 02320029 **APPLICATION:** PL20210003

SUBJECT: Redesignation Item – Agricultural Use

APPLICATION: To redesignate a portion of land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of a \pm 50 acre parcel for horticultural development with a \pm 96.4 acre remainder.

GENERAL LOCATION: Located at the east border of the city of Calgary, approximately 3.88 kilometres (1.5 miles) south of Highway 22 X, on the east side of Range Road 285, and south side of Township Road 224.

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

EXECUTIVE SUMMARY:

Council gave first reading to Bylaw C-8141-2021 on March 9, 2021. The proposal is consistent with the County Plan and Land Use Bylaw:

- The proposal meets the Agricultural policies within the County Plan;
- The proposed parcel size meets the Land Use Bylaw.

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

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8141-2021 be given second reading.
 Motion #2 THAT Bylaw C-8141-2021 be given third and final reading.
- Option #2: THAT application PL20210003 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"> • N/A
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POLICY ANALYSIS:City of Calgary / Rocky View County Intermunicipal Development Plan

The land falls within the future growth area within the Plan. It indicates that development in this area should be governed by the planning document of the local municipality; therefore, the proposal is primarily evaluated by the County Plan.

County Plan

Policy 8.18 outlines criteria for evaluation of redesignation and subdivision proposals for smaller agricultural parcels. The Applicant proposes a new and distinct agricultural use to build a greenhouse for decorative flowers with a market delivery service. The proposed agricultural use and the parcel size are compatible with adjacent lands to the north. The proposal does not anticipate any impact on County infrastructure, and would not have an adverse impact on the land, air quality, and surface water.

Land Use Bylaw

The proposed new lot meets the minimum parcel size requirement of the Agricultural, Small Parcel District (A-SML) of the Land Use Bylaw.

Respectfully submitted,

“Brock Beach”

Acting Executive Director
Community Development Services

Concurrence,

“Kent Robinson”

Acting Chief Administrative Officer

XD/llt

ATTACHMENTS

ATTACHMENT ‘A’: Application Information
ATTACHMENT ‘B’: Application Referrals
ATTACHMENT ‘C’: Bylaw C-8141-2021 and Schedule A
ATTACHMENT ‘D’: Map Set
ATTACHMENT ‘E’: Public Submission