![Rocky View County logo] ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO:	Council		
DATE:	July 13, 2021	**DIVISION:**	7
TIME:	Morning Appointment		
FILE:	06404005	**APPLICATION:**	PL20200179
SUBJECT:	Redesignation Item – Agricultural, General District to Direct Control District 131		

APPLICATION: To redesignate the subject lands from Agricultural General (A-GEN) District to Direct Control District 131 (DC-131) to accommodate industrial activities.

GENERAL LOCATION: Located on the north border of the city of Calgary approximately 0.41 kilometres (1/2 mile) east of Highway 2 and 1.6 kilometres (1 mile) south of Township Road 261.

LAND USE DESIGNATION: Agricultural, General District

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8147-2021 on March 9, 2021. The application is consistent with the relevant policies of the County Plan, Land Use Bylaw, Rocky View/ Calgary Intermunicipal Development Plan (IDP), The Balzac East Area Structure Plan (ASP), and Nose Creek Business Park Conceptual Scheme (CS).

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

OPTIONS

Option #1:	Motion #1	THAT Bylaw C-8147-2021 be amended in accordance with Appendix C.
	Motion #2	THAT Bylaw C-8147-2021 be given second reading as amended.
	Motion #3	THAT Bylaw C-8147-2021 be given third and final reading as amended.
Option #2:	THAT application PL20200179 be refused	

AIR PHOTO & DEVELOPMENT CONTEXT:

Administration Resources
Scott Thompson, Planning and Development Services

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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:
• *Municipal Government Act;* • Municipal Development Plan; • Land Use Bylaw; • Rocky View/Calgary IDP; • Balzac East ASP; • Nose Creek Business Park CS; and • County Servicing Standards.	• None

POLICY ANALYSIS:

Interim Growth Policies

The application generally aligns with the Interim Growth Policies through providing employment growth, that makes use of existing and planned infrastructure.

County Plan

The County Plan identifies the subject parcel as forming part of a Regional Business Center. The purpose of these areas is to provide large areas of commercial and industrial development. The proposed land use redesignation to Direct Control District 131 aligns by creating more industrial lands aligning with the County Plan.

Balzac East ASP

The application aligns with the policies that are within the Balzac East ASP. The subject parcel is within the *South Business Area* within the plan. This area intends to provide industrial uses that utilize the existing highway corridor and rail infrastructure. The proposal meets the requirements of the ASP.

Nose Creek Business Park CS

The application aligns with the policies of Nose Creek Business Park CS. The subject parcel is located within Cell 4, which is intended to be used for industrial purposes. The proposed application is to provide new industrial space that would utilize existing infrastructure and services. It is the intent to provide access to the site using the road structure that is within the CS. Servicing and stormwater will be assessed at the development permit stage, however, there is existing infrastructure within the Nose Creek Business Park. It is expected that this parcel will connect to the existing infrastructure.

Land Use Bylaw

The application proposes to use Bylaw C-6721-2008 (Direct Control District Bylaw 131) which aligns with the Land Use Bylaw C-8000-2020 and is consistent with the surrounding area.

ROCKY VIEW COUNTY

Respectfully submitted,   Concurrence,

"Brock Beach"   "Kent Robinson"

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Acting Executive Director   Acting Chief Administrative Officer
Community Development Services

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ATTACHMENTS:
ATTACHMENT 'A': Application Information
ATTACHMENT 'B': Application Referrals
ATTACHMENT 'C': Bylaw C-8147-2021 and Schedule A
ATTACHMENT 'D': Map Set