
PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: October 6, 2020 **DIVISION:** 5
TIME: Morning Appointment
FILE: 03332011 **APPLICATION:** PL20190149
SUBJECT: Redesignation Item – Light Industrial Use

Note: This application should be considered in conjunction with Master Site Development Plan (MSDP) application PL20190148 (agenda item F-1).

POLICY DIRECTION:

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

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands from Rural Residential District to Light Industrial District to accommodate RV storage and industrial uses.

Council gave first reading to Bylaw C-8024-2020 on April 28, 2020.

On July 28, 2020 Council approved a new Land Use Bylaw (C-8000-2020) which came into effect on September 8, 2020. Administration has reviewed the district conversions and confirmed that the originally proposed Industrial – Industrial Storage District under Land Use Bylaw (C-4841-97) converts to Light Industrial District in Land Use Bylaw (C-8000-2020).

This proposal was circulated to 149 adjacent landowners; in response, nine letters were received in support (see Appendix 'D'). The application was also circulated to a several internal and external agencies; responses are available in Appendix 'A'.

The subject lands are located within the boundaries of the Janet ASP and are identified as Residential Transition, where a Local Plan is required to support redesignation. This report focuses primarily on the compatibility with relevant statutory plans while the associated MSDP application focuses on the technical aspects of the proposal.

The proposal was evaluated against policies found in the Janet ASP 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; and,
- 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 ASP, the County Plan or Rocky View County/City of Calgary IDP.

ADMINISTRATION RECOMMENDATION:

Administration recommends refusal in accordance with Option #2.

Administration Resources

Jessica Anderson, Planning and Development Services

**DATE APPLICATION RECEIVED:**

October 11, 2019

DATE DEEMED COMPLETE:

October 11, 2019

PROPOSAL:

To redesignate the subject lands from Residential, Rural District to Industrial, Light District to accommodate RV storage and industrial uses.

LEGAL DESCRIPTION:

Lot 1, Block 2, Plan 9210992 within SE-32-23-28-W04M

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.

BACKGROUND:

The lands are currently developed with a dwelling and one large accessory building. Lands in the immediate area are residential and identified in the Janet ASP as residential transition. Two parcels (one to the west and the other immediately south) have recently been redesignated to Heavy Industrial and at that time Council directed that the Applicant prepare a Local Plan to address compressive planning in the quarter section in accordance with the Janet ASP (Canna Park Conceptual Scheme proposal).

In support of this application, a related MSDP proposal (PL20190148) contemplates a storage yard for recreational vehicles for about 500 units, as well as a 10,000 sq. ft. warehouse. The existing dwelling is intended to be utilized as a residence and office space.

The Applicant has proposed limited servicing for water and wastewater which is consistent with the Janet ASP. A stormwater assessment was not provided.

Impacts to the road network could not be assessed by Administration as a Transportation Impact Assessment was not provided.

POLICY ANALYSIS:

City of Calgary / Rocky View County Intermunicipal Development Plan (Bylaw C-7078-2011)

The subject lands are identified in the IDP as a Rocky View County Growth Corridor. Generally, the IDP supports this application. Policy 8.1.2 requires that development within growth corridors proceed in accordance with "other Rocky View County statutory and local area plans." This indicates that industrial development in this area would be supported by the IDP as long as it proceeds in



accordance with the County Plan and other statutory policy, such as the Janet ASP. This application would comply with the policies of the Janet ASP if it were preceded by an approved local plan.

The City of Calgary was circulated for comment on the application and no concerns were raised.

Janet Area Structure Plan (Bylaw C-7418-2014)

The subject lands are identified on Figure 5: Land Use Strategy as residential transition. This land use policy supports the continuation of residential uses until such time as transition to business is deemed appropriate and a comprehensive local plan has been prepared in accordance with the policies of the Janet ASP. Further, applications for industrial and commercial uses adjacent to a Residential Transition area shall demonstrate how the proposed land use is compatible with the adjacent residential use by considering the Business-Residential Interface area policies and the requirements of Section 10 of this Plan; screening, buffering, and landscaping are potential measures to mitigate the impact on the Residential Transition area.

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 proposed MSDP does comply with the requirements set out for MSDP's in Appendix C of the County Plan; however, the Janet ASP requires a Local Plan at the quarter section level to comprehensively address a range of planning and technical aspects. Therefore, the proposal is inconsistent with the requirements of the ASP and recommended for refusal.

Land Use Bylaw (Bylaw C-8000-2020)

The Applicant is proposing to redesignate the subject lands from Rural Residential District to Light Industrial District, which provides for Outdoor Storage (inclusive of recreational vehicle storage) and both heavy and medium industrial uses as discretionary uses. The district is appropriate for the range of uses proposed. A Development Permit will be required to approve the use, design and servicing for any proposed future uses.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8024-2020 be amended in accordance with Appendix B.
 Motion #2 THAT Bylaw C-8024-2020 be given second reading, as amended.
 Motion #3 THAT Bylaw C-8024-2020 be given third and final reading, as amended.
- Option #2: THAT application PL20190149 be refused.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer



ROCKY VIEW COUNTY

JA/lt

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-8024-2020 and Schedule A

APPENDIX 'C': Map Set

APPENDIX 'D': Landowner Letters