



PLANNING POLICY

TO: Council

DATE: July 20, 2021 **DIVISION:** 5

TIME: Morning Appointment

FILE: 05305001 **APPLICATION:** PL20200139

SUBJECT: Redesignation Item – Agriculture, General District (A-GEN) to various industrial, commercial and residential land use districts within a portion of SE-5-25-28-W4M.

NOTE: This application should be considered in conjunction with the Conrich Crossing Conceptual Scheme Application PL20200137 (agenda item E-2)

APPLICATION: To redesignate the subject lands from Agriculture, General District (A-GEN) to:

- Commercial, Local Urban District (C-LUD);
- Commercial, Regional District (C-REG);
- Direct Control – Permanent Irrigation (DC)
- Industrial, Light District (I –LHT);
- Mixed Commercial District (C-MIX);
- Residential, Small Lot District (R-SML);
- Special, Parks & Recreation District (S-PRK);
- Special, Public Services District (S-Pub)

To facilitate a comprehensively planned business development and residential subdivision within a portion of SE-5-25-28-W4M.

GENERAL LOCATION: Located immediately north of Township Road 250, west of Conrich Road, and Northwest of the hamlet of Conrich.

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

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8179-2021 on May 25, 2021. Since first reading, the Applicant has amended the redesignation application taking into account feedback from stakeholders and Administration.

The land use amendment was assessed in accordance with the relevant policies of the Interim Growth Plan, County Plan and the Conrich Area Structure Plan (ASP). The southernmost portion of the subject lands are located within the Conrich ASP Future Policy Area, while the remaining area of the quarter section is identified for industrial land uses in the ASP.

Although the commercial and industrial uses proposed by the land use amendment are broadly consistent with the intent of the industrial area policies outlined in the ASP, residential land uses are proposed within the Future Policy Area, which does not currently have a land use strategy defined. Amendments are currently being undertaken by Administration to prepare a land use strategy for this area; the amendments are intended to define the hamlet boundary, a community core and residential uses, and are currently anticipated to be presented to Council for public hearing and second reading in fall 2021.

Policy 7.1 of the Conrich ASP states that applications shall not be supported within the Future Policy Area, with the intent being that the County will provide the comprehensive planning for the hamlet and residential uses in consultation with the community and stakeholders within the area. Therefore, this application is considered premature and Administration recommends that a decision on these applications is deferred until the Future Policy Area amendments to the Conrich ASP are approved by Council and the Calgary Metropolitan Region Board.

Administration Resources

Benazir Thaha Valencia, Planning Policy



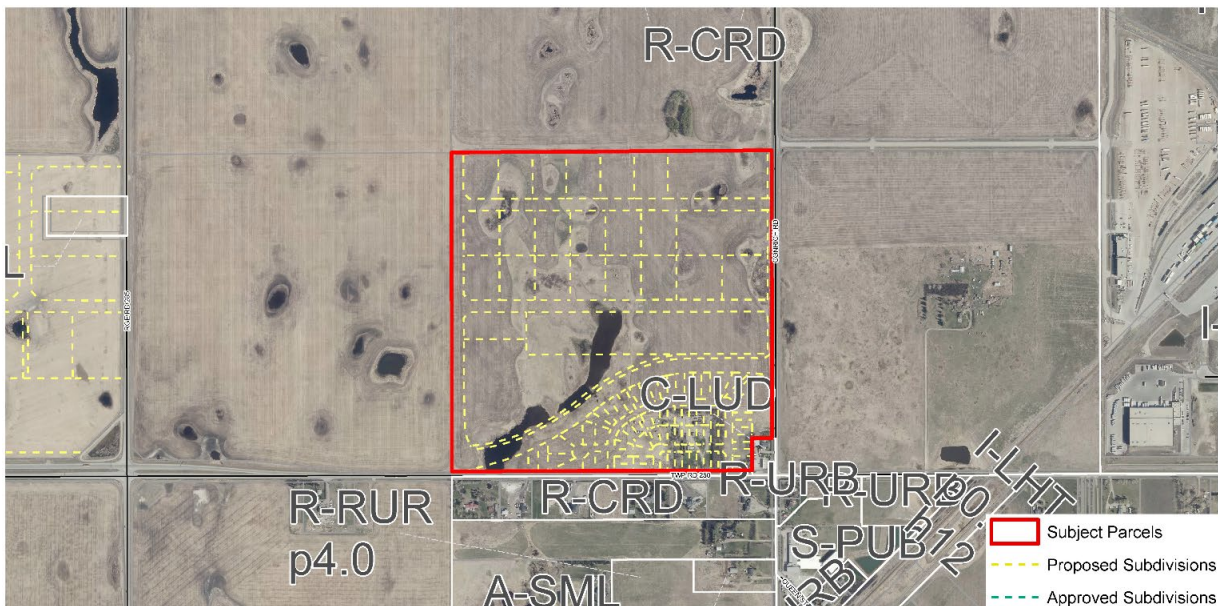
Technical aspects and the land use concept are guided by the proposed Conrich Crossing Conceptual Scheme being considered under Application PL20200139 presented concurrently to Council.

ADMINISTRATION RECOMMENDATION: Administration recommends tabling in accordance with Option #2.

OPTIONS:

- | | | |
|------------|-----------|--|
| Option #1: | Motion #1 | THAT Bylaw C-8179-2021 be amended in accordance with Attachment 'C' |
| | Motion #2 | THAT Bylaw C-8179-2021, as amended, be given second reading. |
| | Motion #3 | THAT Bylaw C-8179-2021, as amended, be given third and final reading. |
| Option #2: | | THAT further consideration of Bylaw C-8179-2021 be tabled pending approval of comprehensive County-led amendments to the Conrich Area Structure Plan to define a land use strategy for the Future Policy Area. |
| Option #3 | | THAT further consideration of Bylaw C-8179-2021 be tabled and that the Applicant be directed to prepare a minor amendment to the Conrich ASP to support implementation of the land use amendment. |
| Option #4: | | That application PL20200139 be refused. |

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.

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Interim Growth Plan; • Municipal Development Plan (County Plan); • Conrich Area Structure Plan; • Land Use Bylaw; and, • County Servicing Standards. 	<ul style="list-style-type: none"> • Traffic Impact Assessment (TIA) prepared by Bunt & Associates, dated September 14, 2020; • Conrich Gill Wetland Assessment and Impact Report, prepared by Westhoff Engineering Resources, Inc, September 18, 2020; • Conrich Crossing Conceptual Scheme Preliminary Engineering Support Servicing Strategy, prepared by Sedulous Engineering Inc., dated August 2020; • Conrich Quarter Proposed Mixed-Use Development, prepared by McIntosh Lalani Engineering Ltd., dated June 19, 2020; • Conceptual Level Stormwater Management Report, prepared by Sedulous Engineering Inc., dated July 2020.

POLICY ANALYSIS:Interim Growth Plan (IGP)

The Conceptual Scheme is consistent with the Employment Areas policies identified in the IGP. The proposed development would contribute to the economic competitiveness of the region and utilizes existing infrastructure. It would also be in alignment with the Expansion of Settlement Area policies as the development is planned contiguous to the existing Hamlet of Conrich.

The proposal is consistent with the Mobility Corridors policies in *Section 3.5*. The proposal sufficiently demonstrates that the proposed land use, built form, and density optimizes the proximity and adjacency to regionally significant mobility corridors. The proposal also provides mitigation measures and policies to address identified/potential adverse impacts on regionally significant mobility corridors. Specifically, Policies 4.1.5 and 4.1.6 of the proposed Conceptual Scheme which state that required upgrades would be implemented at time of development.

As presented, the land use and non-statutory Conrich Crossing Conceptual Scheme considered under Application PL20200139 do not require referral to CRMB (per *Section 4*, Submission Criteria, of the Interim Regional Evaluation Framework); however, if a minor ASP amendment was submitted as per Option #3, referral would be required.

County Plan

The area defined by the Conrich ASP is identified as a Full-Service Hamlet and Regional Business Centre. The proposed Conrich Crossing Conceptual Scheme proposes to establish a new business industrial development and residential uses in alignment with the County Plan growth areas. The County Plan requires that applications within an adopted area structure plan be assessed in accordance with those lower order statutory plans.



Conrich Area Structure Plan (ASP)

The proposal has been assessed in accordance with the policies of the Conrich ASP. The subject lands are identified on Map 5 as Industrial and Future Policy Area.

The Conrich ASP identifies the subject lands north of Township Road 250 largely as industrial, with *Section 11.0* of the ASP supporting industrial uses that do not cause significant off-site nuisance impacts. Policy 11.4 of the ASP also provides for consideration of compatible commercial and other business uses to be developed alongside industrial uses. The Applicant is proposing a mix of industrial and commercial uses which align with the ASP intent.

To support future applications for subdivision and development of the conceptual scheme area, the applicant would apply specific business development design considerations, as described in *Section 4.4.1* of the proposed Conceptual Scheme, which specifically references the Commercial, Office, and Industrial Guidelines and the Conrich ASP's Non-Residential/Residential Interface requirements. Development considerations would also be established at the Development Permit stage in accordance with the specific requirements of the Land Use Bylaw.

Although much of the proposed conceptual scheme area is identified for industrial uses, ± 21.49 acres of the proposed development, south of the proposed realignment of Township Road 250, is located within the Conrich ASP's Future Policy Area. *Section 7.1* of the Conrich ASP notes that development within the Future Policy Area shall be limited until a development strategy for the hamlet and community core has been established. Although a County-led ASP amendment is underway to define uses for the Future Policy Area, the Plan amendment has yet to receive Council or Calgary Metropolitan Board approval. Therefore, this application is considered premature and Administration recommends that a decision on these applications be deferred until the Future Policy Area amendments to the Conrich ASP have been completed.

It is noted that if Council wishes to approve this application before completion of the proposed Conrich ASP amendments, *Section 654(1)(b)* of the *Municipal Government Act* states that a subdivision authority must not approve an application for subdivision unless it conforms to the provisions of relevant statutory plans. To ensure compliance with the Conrich Area Structure Plan and therefore the *Municipal Government Act*, Administration advises that a minor Area Structure Plan amendment would be required to identify the proposed residential uses in the Future Policy Area. Option #3 is available to Council, if it wishes to pursue this course. It should be noted that such an ASP amendment may require submission to the Calgary Metropolitan Board in line with Interim Growth Plan or any future Regional Growth Plan requirements.

Land Use Bylaw

The Conrich Crossing Conceptual Scheme proposes the development of a master planned urban hamlet community designed to capitalize on proximity to Stoney Trail, the Calgary International Airport and the Calgary Logistics Park by creating six development areas with land uses in accordance with the County's Land Use Bylaw (C-8000-2020):

Residential Area - A residential neighbourhood located on the southern part of the area that would accommodate ± 79 residential lots sized in accordance with the Residential, Small Lot District (R-SML).

Local Commercial Area - This area is situated directly east of the residential area and intended to accommodate local small scale business in accordance Commercial, Local Urban District (C-LUD).

Regional Commercial Area - Is situated directly north of the realigned Township Road 250 intended to accommodate large-scale commercial including a combination of comprehensively designed shops, services, offices, entertainment, accommodation and institutional businesses sized in accordance with the Commercial, Regional District (C-REG).

Mixed Business Commercial Area – is situated within the north central portion of the Plan area based on a uniform grid road pattern fronting onto the internal subdivision road intended to accommodate a range



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of developments including Commercial, Regional District (C-REG), Commercial, Mixed Urban District (C-MIX), Commercial, Local Urban District (C-LUD), and Industrial, Light District (I-LHT).

Industrial Area – located within the northern portion of the Plan area based on a uniform grid road pattern intended to accommodate a range of industrial activities in accordance Industrial, Light District (I-LHT).

Irrigation Area - The two 'permanent irrigation areas' and a 'temporary irrigation area' would be designated Direct Control District (DC) to establish specific criteria to utilize each site for stormwater irrigation purposes. The Applicant's rationale for providing a Direct Control District is that it maintains private ownership and control. The Applicant suggests that this would allow for outdoor recreation uses to be planned and also provides the opportunity for them to redevelop the land in future once Cooperative Stormwater Management Initiative infrastructure has been implemented and the irrigation areas become redundant.

With the exception of the residential uses proposed in the Future Policy Area, land uses proposed by this application appear to align with the proposed Conrich Crossing Conceptual Scheme and the requirements of the ASP. There doesn't appear to be a strong rationale for proposing a Direct Control District for the irrigation area, when a standard district such as Special – Public Services District would have served the same purpose. However, Administration is currently undertaking a review of all existing DC Bylaws, and if this application is approved, the proposed DC land use could potentially be amended by the County to an appropriate standard land use through the review project.

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

BTV/sl

ATTACHMENTS:

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-8179-2021 and Schedule A & B

ATTACHMENT 'D': Map Set

ATTACHMENT 'E': Public Submissions