



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	September 7, 2021	DIVISION: 1
TIME:	Morning Appointment	
FILE:	04834011	APPLICATION: PL20190198
SUBJECT:	Redesignation Item – Agricultural	

APPLICATION: To redesignate the lands from Agricultural, General District to Direct Control District, in order to facilitate the future creation of a parking lot, outdoor storage, and storage facility.

GENERAL LOCATION: Located approximately 7.25 kilometres (4.5 miles) south of the town of Cochrane, on the north side of Highway 1, and the west side of Highway 22.

LAND USE DESIGNATION: Agricultural, General District

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8004-2020 on February 11, 2020. This Bylaw has been amended to reflect the update of the Rocky View County Land Use Bylaw from Bylaw C-4841-97 to Bylaw C-8000-8004. Council tabled the application on April 27, 2021, so that the Applicant could be directed to resume negotiations with Alberta Transportation on the road closure issue on Township Road 245A. The application meets the intent and goals of the County Plan's Highway Business Area; however, Alberta Transportation has also identified the parcel for future acquisition, as it is necessary for future expansion of Highway 22 and Highway 1 interchange, which is anticipated to commence within the next ten (10) years. As a result, Alberta Transportation has asked that no permanent uses be implemented on the parcel. The recent approval of the Springbank Off-Stream Reservoir (SR1) is not anticipated to affect the timeline for the upgrade of the interchange.

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

OPTIONS

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| Option #1: | Motion #1 | THAT Bylaw C-8004-2020 be amended in accordance with Attachment C. |
| | Motion #2 | THAT Bylaw C-8004-2020 be given second reading, as amended. |
| | Motion #3 | THAT Bylaw C-8004-2020 be given third and final reading, as amended. |
| Option #2: | THAT application PL20190198 be refused | |

Administration Resources

Scott Thompson, Planning and Development

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; • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Traffic Impact Assessment prepared by Bunt & Associates dated January 2017 dated December 9, 2019.
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POLICY ANALYSIS:

Interim Growth Policies

The Interim Growth Policy states that all employment areas shall be planned for through statutory plans. The County Plan identifies the area as a Highway Business Area, which is intended to provide services to the traveling public. As such, the Direct Control District meets this requirement. In addition to this, the application aligns with policy 3.4.5.1 stating that Employment Areas shall be planned and developed to make efficient use of existing infrastructure. The subject parcel is adjacent to the Highway 1 and Highway 22 interchange.

County Plan

The County Plan identifies the subject parcel as a Highway Business Area, requiring an Area Structure Plan. An ASP for this area is on Administration's short-term horizon, with terms of reference anticipated to be brought to Council in Q4 2021 or Q1 2022.

Typically, advancing development before the implementation of an ASP restricts the ability to comprehensively plan appropriate uses, consider impacts, plan servicing, and provide access. However, this parcel has been identified by Transportation Alberta for acquisition for a future highway interchange within the next ten (10) years. As such, interim temporary Highway Business Area uses that are proposed in Option 1 are limited in size and not subject to incremental expansion.

Land Use Bylaw

The application proposes a new Direct Control District Bylaw to align with the Land Use Bylaw C-8000-2020. The direct control bylaw permits the uses of the Special, Future Urban Development District (S-FUD). This district intends to provide a limited range of temporary uses that can easily be removed when the parcel is taken by Alberta Transportation. In addition to the uses in S-FUD, the Direct Control Bylaw includes the uses of a Parking Lot and Mini-Storage, both of which are not defined under the current Land Use Bylaw. These uses are intended to be interim until the entire parcel is taken by Alberta Transportation. As such, these uses fit within the intent of the S-FUD and the Land Use Bylaw.

ADDITIONAL CONSIDERATIONS:Alberta Transportation

Alberta Transportation has reviewed and accepted the Traffic Impact Assessment in support of this proposal. As a condition of a future development permit, the intersection of Township Road 245 would be required to be upgraded to the modified Type IV standard with appropriate illumination. Given that the parcel will be acquired as part of the future expansion of Highway 22 and Highway 1 interchange, Transportation Alberta has asked that all development that occurs onsite be temporary in nature.

TC Energy

There are two existing pipelines in this area, and a new pipeline is currently being constructed that will be routed through the site. The development plans should demonstrate and take into consideration all current and future pipelines (existing rights-of-way and Easements). Permanent structures must not be installed anywhere on the ROW and should be placed at least seven (7) metres from the edge of the ROW and twelve (12) metres from the edge of the pipeline.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

ST/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Application Information
ATTACHMENT ‘B’: Application Referrals
ATTACHMENT ‘C’: Bylaw C-8004-2020 and Schedule A
ATTACHMENT ‘D’: Map Set
ATTACHMENT ‘E’: Public Submissions