



PLANNING POLICY

TO: Council

DATE: September 21, 2021 **DIVISION:** 5

TIME: Morning Appointment

FILE: 06304007 **APPLICATION:** PL20190197

SUBJECT: Redesignation Item – Business Live-Work

APPLICATION: The purpose of this application is to redesignate a portion of NW-04-26-28-W04M from Agriculture, General District (A-GEN) to Business, Live Work District (B-LWK) in order to accommodate an RV storage business.

GENERAL LOCATION: Located approximately 0.75 kilometres (0.47 miles) north of Township Road 260 and on the east side of Range Road. 284, 1.93 kilometres (1.20 miles) northeast of the city of Calgary.

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

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8012-2020 on February 25, 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 initially proposed Live-Work District (L-W) converts to Business, Live Work District (B-LWK) as per the current Land Use Bylaw (C-8000-2020). The application was assessed in accordance with the relevant policies of the County Plan and Land Use Bylaw.

The storage of up to 445 recreational vehicles on the subject property is inconsistent with Section 14 (Business Development) of the County Plan, as it is outside of a business area and is not limited in size, scale, or intensity. Furthermore, the proposal is some 2.4 kilometres (1.5 miles) east of the East Balzac Area Structure Plan (ASP); to align with Policies 14.2 and 14.19 of the County Plan, an industrial use of this scale would be better placed within that or another nearby business area.

The application also does not meet the purpose and intent of the Business Live-Work District set out within the Land Use Bylaw, as business activity is required to be secondary to the principal residential use on the land. The scale and intensity of the proposed outdoor storage use is incongruous with its surrounding agricultural setting and has the potential to cause adverse amenity impacts. Related to this, the ± 16.20 hectare (± 40.0 acre) parcel significantly exceeds the maximum parcel size requirement of 10.0 hectares (24.71 ac) set out within the Land Use Bylaw. Although a home-based recreational vehicle repair business is located on a property immediately south of the subject land, the adjacent parcels are not industrial or commercial in nature, as is required by the Business Live-Work District.

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

OPTIONS

- Option #1: Motion #1 THAT Bylaw C-8012-2020 be amended in accordance with Attachment 'C'.
- Motion #2 THAT Bylaw C-8012-2020 be given second reading, as amended.
- Motion #3 THAT Bylaw C-8012-2020 be given third and final reading, as amended.

Option #2: That application PL20190197 be refused.

Administration Resources
Ravi Siddhartha, Planning Policy



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"> • Transportation Impact Letter prepared by Watt Consulting Group dated December 10, 2019. • Site-Specific Stormwater Implementation Plan (SSIP) Letter prepared by Osprey Engineering Inc. dated October 7, 2020.
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POLICY ANALYSIS:

County Plan

The application was assessed in accordance with the business policies of the County Plan. The Plan directs businesses to locate within identified business areas; however, Section 14 (Business Development) provides flexibility for considering development outside of the approved business areas if the proposal can justify its need and location (Policy 14.21). The rationale provided by the applicant for locating an RV storage business on the site, referring to the presence of an adjacent home-based RV repair business, does not justify its need and location.

Although one of the Business Development Policy goals supports the growth of a variety of business areas, agriculture businesses, and home-based businesses, the RV storage business proposed in this application does not meet the policies or intent of Section 14.

The proposal to have 445 RV Storage stalls would have a significant impact on the amenity of the area and upon the County road network; therefore, it does not meet Policy 14.22 of the County Plan which requires proposals for business development outside of the business area to be limited in size, scale, intensity, and scope.



Through Policy 14.2, the County Plan is clear in directing industrial and commercial uses to identified business areas. Policy 14.19 also notes that land use amendment applications proposing business uses in the vicinity to identified business areas shall not be supported. As the scale and intensity of the proposed outdoor storage use exceeds what would be expected of a business live-work use, its proximity to the Balzac East ASP has the potential to impact upon the build-out of that business area and therefore, it would be better located within the ASP area.

Land Use Bylaw

The purpose and intent of Business, Live-Work District is to provide for a combination of residential and light industrial or commercial activity on a single parcel, with residential as the primary use. The parcel shall be located in the Central East Rocky View Region in locations where adjacent development activity is industrial or commercial in nature.

The applicant states that the proposed RV storage business will consist of an existing residence as part of the development and the use is similar to other business operations on adjacent Residential-Rural (R-RUR) districts. The property is located within the Central East Region of the County; however, there are no adjacent parcels with an industrial or commercial land use designation. Large agricultural lands predominantly surround the subject lands alongside pockets of small agricultural and residential rural district parcels. Therefore, the proposal does not meet the purpose and intent of the Business, Live-Work District.

The proposal meets the minimum parcel size requirements of the land use district but exceeds the maximum parcel size requirement of 10.0 hectares (24.71 ac). The current size of the subject lands being ± 16.20 hectares (± 40.0 acres), redesignating to B-LWK would result in further subdivision potential of the parcel.

Although the Applicant proposes to operate an RV storage business on the subject land, the redesignation of the parcel to a Business, Live-Work District also allows opportunities for other uses such as automotive services (major and minor), industrial (light and medium), and outdoor storage that are not be compatible with the surrounding agricultural and residential area.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

RS/ltt

ATTACHMENTS:

- ATTACHMENT ‘A’: Application Information
- ATTACHMENT ‘B’: Application Referrals
- ATTACHMENT ‘C’: Bylaw C-8012-2020 and Schedule A
- ATTACHMENT ‘D’: Map Set
- ATTACHMENT ‘E’: Public Submissions