

## **PLANNING AND DEVELOPMENT SERVICES**

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**TO:** Council  
**DATE:** October 27, 2020  
**FILE:** 36401004  
**SUBJECT:** Development Permit Item – Cooler Addition (Harmony Beef)

**DIVISION:** 7  
**APPLICATION:** PRDP20202244

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### **POLICY DIRECTION:**

The Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), Balzac East Area Structure Plan (ASP), High Plains Industrial Park Conceptual Scheme, Direct Control District 94 (DC-94), and the Land Use Bylaw (C-4841-97).

### **EXECUTIVE SUMMARY:**

The purpose of this report is to seek Development Permit approval for the construction of a 597.87 sq. m (6,435.42 sq. ft.) addition to the existing carcass cooler at the Harmony Beef abattoir facility.

Administration and the Municipal Planning Commission perform the functions of the Development Authority except where Council is specifically designated as such. The subject lands are designated DC-94, wherein Council is identified as the Development Authority responsible for deciding on Development Permits for the abattoir and meat processing facility and accessory uses, such as utilities and offices, required for operation of the facility.

### **ADMINISTRATION RECOMMENDATION:**

Administration recommends approval in accordance with Option #1.

### **BACKGROUND:**

This ± 23.76 hectare (± 58.70 acre) parcel is located at the south end of Range Road 291, in Balzac East, just north of the city of Calgary boundary. There is a Development Permit for the existing operations (2004-DP-11071), with conditions that remain in effect.

The addition will be located on the north side of the building just west of the offal processing addition (PRDP20200125) approved by Council on April 28, 2020. As per information provided by the Applicant, the carcass cooler expansion would add 75 to 100 positions to Harmony Beef's employment roster. It would enlarge the process and expand the output of the operation by approximately 25%. The exterior of the addition will be finished in a similar manner to the exiting building.

Administration has assessed this application and determined that it satisfies the policy provisions of the IDP, Balzac East ASP, and the High Plains Industrial Park Conceptual Scheme. The application is consistent with the provisions of DC 94, the Land Use Bylaw, and the County's Servicing Standards. The technical requirements have been addressed through the conditions as noted in Attachment 'B'.

### **BUDGET IMPLICATIONS:**

There are no budget implications associated with this request.

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#### **Administration Resources**

Sandra Khouri, Planning and Development Services



**OPTIONS:**

- Option #1: THAT Development Permit Application PRDP20202244 be approved in accordance with the conditions noted in Attachment 'B'.
- Option #2: THAT Development Permit Application PRDP20202244 be refused as per the reasons noted.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

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Executive Director  
Community Development Services

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Chief Administrative Officer

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**ATTACHMENTS:**

- ATTACHMENT 'A': Application Referrals  
ATTACHMENT 'B': Suggested Conditions of Approval  
ATTACHMENT 'C': Map Set