



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: December 7, 2021 **DIVISION:** 5
TIME: Morning Appointment
FILE: 05330003 **APPLICATION:** PL20200065
SUBJECT: Redesignation – Business, Live-Work

APPLICATION: To redesignate a ± 9.31 hectare (± 23.00 acre) portion of the lands from Agricultural, General District (A-GEN) to Business, Live-Work District p.9.31 (B-LWK p.9.31), to facilitate the future development of outdoor storage for equipment, recreational vehicles, trucks, and trailers.

GENERAL LOCATION: Located immediately east of the city of Calgary, 0.80 kilometres (0.50 miles) west of Range Road 285, and 0.80 kilometres (0.50 miles) north of Township Road 254.

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

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8158-2021 on April 13, 2021. Since first reading, the Bylaw has been amended to reflect a parcel modifier to the minimum parcel size of the proposed redesignation area.

The proposal does align with the intent of the Business Live-Work District, subject to the applicant meeting the requirements of this district at the Development Permit approval stage.

However, the proposal is inconsistent with the relevant policies of the County Plan. The storage of recreational vehicles, equipment, trucks, and trailers potentially over a significant extent of the ± 9.31 hectare (± 23.00 acre) portion to be redesignated 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 0.80 kilometres (0.50 miles) north of the OMNI Area Structure Plan (ASP); in conflict with Policies 14.2 and 14.19 of the County Plan, a business use of this scale may cause detriment to the build-out to that ASP or other nearby business areas.

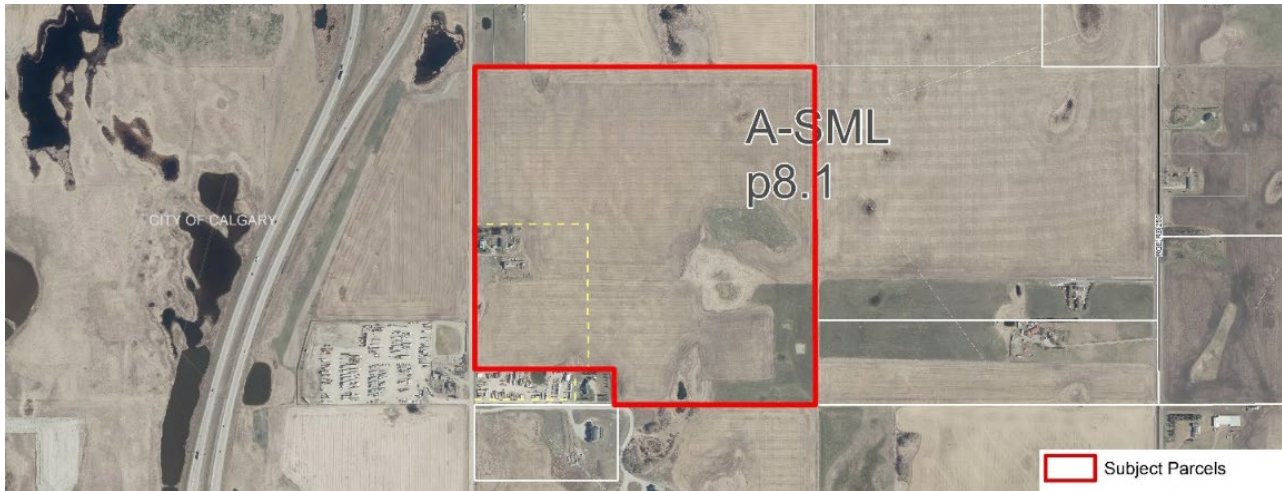
ADMINISTRATION RECOMMENDATION: Administration recommends refusal in accordance with Option #2.

OPTIONS

Option #1: Motion #1 THAT Bylaw C-8158-2021 be amended in accordance with Attachment 'C'.
 Motion #2 THAT Bylaw C-8158-2021 be given second reading, as amended.
 Motion #3 THAT Bylaw C-8158-2021 be given third and final reading, as amended.
 Option #2: THAT application PL20200065 be refused.

Administration Resources

Logan Cox, Planning & Development Services

**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:

- *Municipal Government Act*;
- Rocky View County and City of Calgary Intermunicipal Development Plan;
- County Plan (Municipal Development Plan);
- Land Use Bylaw; and
- County Servicing Standards.

TECHNICAL REPORTS SUBMITTED:

- Stormwater Management Cover Letter to Support Re-Designation Application for Live-Work Unit Application, dated July 20, 2020, by Sedulous Engineering Inc.

POLICY ANALYSIS:Rocky View County and City of Calgary Intermunicipal Development Plan (IDP)

The subject parcel is located within the Policy Area of the IDP and adjacent to the intermunicipal entranceway of Highway 564 / Country Hills Boulevard. Therefore, the application was circulated in accordance with Section 15.0 (Plan Implementation) of the IDP, which has been identified as an intermunicipal entranceway into the city. In line with Section 6.0 (Interface Planning) of the IDP and comments from The City of Calgary transition tools such as landscaping, berming and fencing would be required at the Development Permit application stage to mitigate impacts on the interface area, if Council approves this redesignation application.

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 Applicant has not provided sufficient rationale for locating a storage business on the site.

Although one of the Business Development goals supports the growth of a variety of business areas, agriculture businesses, and home-based businesses, the storage business proposed in this application does not meet the policies or intent of Section 14.0.



ROCKY VIEW COUNTY

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 of identified business areas shall not be supported. As the scale and intensity of the proposed outdoor storage use exceed what would be expected of a business live-work use, its proximity to the OMNI ASP has the potential to impact upon the build-out of that business area and therefore, it would be better located within that ASP or within another identified business area within the County.

Land Use Bylaw

The proposed Business, Live-Work District (B-LWK) requires a property to be located within the Central East Rocky View Region adjacent to a development that is industrial or commercial in nature, and where the primary use of the parcel is residential.

Adjacent properties within the County are designated as Agricultural, General District (A-GEN) or Agricultural, Small Parcel District (A-SML p8.1); adjacent properties within the city of Calgary are designated as Special Purpose Future Urban Development (S-FUD) and 173D2018 (Direct Control District based on S-FUD with the additional allowance for storage of large vehicles). The adjacent parcel to the south has ongoing storage operations and received a Development Permit approval for Truck Trailer Service and ancillary storage and offices; however, the development approval lapsed in 2020 as prior to issuance conditions were not met.

Although there is a single dwelling on the subject parcel, the potential size of the proposed storage area would potentially result in residential uses not being considered the primary use on-site, certainly with respect to site coverage.

The proposal would create a split-zoned parcel whereby a ± 9.31 hectare (± 23.00 acre) portion would be designated as Business, Live-Work and the remainder of the parcel would be designated as Agricultural, General District. The minimum parcel size for B-LWK parcels is ± 1.0 hectares (± 2.47 acres) with the maximum parcel size being ± 1.0 hectares (± 2.47 acres). If Council supports the application, future subdivision of the proposed ± 9.31 hectare (± 23.00 acre) area would comply with the Land Use Bylaw; the application notes no subdivision is proposed at this time.

Respectfully submitted,

Concurrence,

Brock Beach

Kent Robinson

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

LC/lt

ATTACHMENTS

ATTACHMENT 'A': Application Information
ATTACHMENT 'B': Application Referrals
ATTACHMENT 'C': Bylaw C-8158-2021 and Schedule 'A'
ATTACHMENT 'D': Map Set
ATTACHMENT 'E': Public Submissions