

PLANNING

TO:	Council	
DATE:	January 25, 2022	DIVISION: 5
TIME:	Morning Appointment	
FILE:	05320002	APPLICATION: PL20200164
SUBJECT:	Redesignation Item – Special, Future Urban Development District	

APPLICATION: To redesignate the subject lands from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD) to facilitate an outdoor storage development.

GENERAL LOCATION: Located approximately 1.61 kilometres (1 mile) east of the city of Calgary, located on the east side of Range Road 285, approximately 0.81 kilometres (0.5 miles) south of Township Road 254.

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8116-2020 on February 9, 2021. The bylaw has been amended slightly since first reading for clerical corrections. The proposed redesignation to Special, Future Urban Development District (S-FUD) is inconsistent with the County Plan's Business Development section (Section 14) relating to location, rationale for redesignation, and limiting the size, scope, and scale of the redesignation.

The intent of the S-FUD district is to provide for temporary uses prior to more comprehensive development being undertaken. However, the subject property is located within the agricultural area, with no existing or planned area structure plan (ASP) to support future residential or business development. Furthermore, in conflict with Policy 14.19 of the County Plan, the subject property is located adjacent to an existing business area, with the OMNI ASP situated immediately west. The proposal for outdoor storage may have a detrimental impact on proposed commercial development within the ASP area and may compete with future industrial development supported by the ASP.

Due to the conflict with the business policies of the County Plan and the intent of the Land Use Bylaw, this application is not supported.

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

OPTIONS

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| Option #1: | Motion #1 | THAT Bylaw C-8116-2020 be amended in accordance with Attachment 'C'. |
| | Motion #2 | THAT Bylaw C-8116-2020 be given second reading, as amended. |
| | Motion #3 | THAT Bylaw C-8116-2020 be given third and final reading, as amended. |
| Option #2: | THAT application PL20200164 be refused. | |

Administration Resources

Reynold Caskey, 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:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Municipal Development Plan (County Plan); • Land Use Bylaw; and • County Servicing Standards. 	<ul style="list-style-type: none"> • None.

POLICY ANALYSIS:County Plan

Section 14 of the County Plan relating to Business Development provides flexibility for considering development that is located outside of approved business areas, if the proposal can justify its need and location.

However, Policy 14.19 also states that applications for redesignation of land for business uses adjacent to, or in the vicinity of, the boundaries of an identified business area shall not be supported. The subject site falls outside of an identified business area, but immediately adjacent to the OMNI ASP. The ASP outlines a comprehensive planning framework to guide the development of a range of commercial and industrial uses.

Although the S-FUD designation is intended to provide opportunity for temporary uses prior to lands being approved for more comprehensive development, the subject lands have no support within the County Plan or an ASP for future residential or business growth. Therefore, approval of the application would result in the land use remaining in place for some time without any certainty on its eventual removal. In the interim, the proposed use has the potential to adversely affect build-out of the OMNI ASP and affect agricultural operations in the surrounding area.



ROCKY VIEW COUNTY

Policy 14.21 indicates that applications to redesignate land for business uses outside of a business area shall provide a rationale that justifies why the proposed development cannot be located in a business area. Administration has not received a rationale indicating why the redesignation would need to occur on the subject lands.

Policy 14.22 requires that the proposals for business development outside of a business area should be limited in size, scale, intensity, and scope; should have direct access to a paved County road or provincial highway; should provide a traffic impact assessment; and should minimize adverse impact on existing residential and agricultural uses.

Administration notes that redesignating the entirety of the parcel, ± 56.76 hectare (± 140.26 acres) to Special, Future Urban Development District (S-FUD) is not considered limited in size, scale, intensity, and scope. The land has frontage along Range Road 285 and is proposed to have an approach to this road. A Traffic Impact Assessment (TIA) may be required at the future Development Permit stage if this application is approved. Range Road 285 has been constructed to an industrial/commercial standard and has a ban free paved surface but would be reviewed along with a potentially required TIA. The site has no residence but is used for agriculture and the redesignation of the subject site has the potential to limit some or all of the site's agricultural use.

Land Use Bylaw

The proposed land use Special, Future Urban Development District is to provide a limited range of temporary uses that can easily be removed when the land is developed to an urban standard while protecting lands for future urban development by restricting premature subdivision and development, while accommodating agricultural uses. As noted above, proposing S-FUD uses within the agricultural area does not meet the intent of the Land Use Bylaw.

This district also requires that the minimum parcel size should be either an un-subdivided quarter section, a first parcel out, or the remaining land after a first parcel out subdivision. The application satisfies this requirement; however, given the size of the parcel, and the agricultural use it currently has, there is a risk that further reduction in agricultural use could occur in the future.

Respectfully submitted,

Concurrence,

"Brock Beach"

"Byron Riemann"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

RC/ltt

ATTACHMENTS:

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-8116-2020 and Schedule A

ATTACHMENT 'D': Map Set

ATTACHMENT 'E': Public Submissions