



PLANNING

TO:	Council	
DATE:	March 8, 2022	DIVISION: 5
TIME:	Morning Appointment	
FILE:	05327005	APPLICATION: PL20210106
SUBJECT:	Redesignation Item – Business Use	

APPLICATION: To redesignate the subject land from Agricultural, General District (A-GEN) to Business, Live-Work District (B-LWK), to facilitate a future truck storage business.

GENERAL LOCATION: Located approximately 6.4 kilometres (4.0 miles) east of the city of Calgary, 0.4 kilometres (0.25 miles) west of Range Road 282, and on the north side of Highway 564.

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8240-2021 on November 9, 2021.

The proposal was evaluated against the County Plan and the Land Use Bylaw. The Applicant proposes to maintain the existing residence while operating a truck storage business. The proposed business would operate on the eastern portion of the land, and could occupy up to 50% of the land. The parcel has direct access to Highway 564.

The subject land is located in the Central East region of the County and adjacent to an industrial use that is across Highway 564 to the south. This partially meets the purpose of the Business, Live-Work District of the Land Use Bylaw; however, the proposal does not meet the intent of business growth within the County Plan and specifically Policy 14.22, which relates to business uses outside of identified business areas. A Business Live-Work land use in this location has the potential to detract from the residential and agricultural character of the existing parcel and surrounding of the area.

Although the Applicant indicated that proposed truck storage would accommodate no more than five trucks, it should be noted that if the Business Live-Work designation is approved, all the listed uses within the district, such as Industrial (Medium), could take place on site, which may have off-site nuisance impacts. The lands surrounding the subject parcel are still largely agricultural in nature, and this area has not been identified for future business development.

ADMINISTRATION RECOMMENDATION: Administration recommends refusal as per Option #2.

OPTIONS

- Option # 1: Motion #1 THAT Bylaw C-8240-2021 be given second reading.
- Motion #2 THAT Bylaw C-8240-2021 be given third and final reading.
- Option # 2: That application PL20210106 be refused.

Administration Resources

Xin Deng, Planning and Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:****APPLICATION EVALUATION:**

The application was evaluated based on the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Municipal Development Plan (County Plan); • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
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POLICY ANALYSIS:County Plan

Section 14.0 Business Development provides policies for evaluation of proposals ranging from regional business to highway business and other business development. This section encourages new business uses to locate within the existing business area as identified on Map 1, but also provides flexibility for considering development that is located outside of the business area, if the proposal can justify its need and location. "Other Business Development" provides policies to evaluate a proposal that is not located in the identified business areas.

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.

Agricultural and residential are the predominant uses in the area, and it is considered that introducing a business development would have a negative impact on the character and amenity of the area. The proposal does not appear to meet the overall intent of the County Plan in providing for small-scale uses which are compatible with the surrounding area. Limited subdivision and development has occurred in the area, and the County currently has no long-term plan for business development in this location.



Land Use Bylaw

The purpose and intent of the Business, Live-Work District is to provide for a combination of residential and light industrial or commercial activities on a single parcel, with residential as the primary use. The parcel must be located in the Central East Rocky View Region in locations where adjacent development activity is industrial or commercial in nature. Industrial and commercial use is required to be less than 50% of the lot coverage.

The land is located in the Central East Region of the County; the proposed business area is up to 50% of the site; and it is adjacent to an industrial development that is across Highway 564 to the south.

Although the proposal broadly meets the criteria for the Live-Work District, it is noted that the adjacent industrial development to the south was redesignated from agricultural to industrial use in 2014. At the time, Administration considered that the proposed landscaping business did not meet the Business Policy 14.22 of the County Plan, and therefore recommended refusal of the application. This industrial development is the only other business use in the area, and unlike other parts of the Central East Region, this area has not previously seen significant development or fragmentation. Administration recommends that the proposed use would be better placed within those areas that have already shown more significant transition towards business uses and suggests that this was likely the original intent of the Business Live-Work district.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Byron Riemann”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

XD/lh

ATTACHMENTS:

ATTACHMENT ‘A’: Application Information

ATTACHMENT ‘B’: Application Referrals

ATTACHMENT ‘C’: Bylaw C-8240-2021 and Schedule A

ATTACHMENT ‘D’: Map Set

ATTACHMENT ‘E’: Public Submission