



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: November 24, 2020 **DIVISION:** 5
TIME: Afternoon Appointment
FILE: 05232003 **APPLICATION:** PL20200044
SUBJECT: Redesignation Item –Business, Live-work District

POLICY DIRECTION:

The County Plan and the Land Use Bylaw.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject land from Agricultural, General District (A-GEN) to Business, Live-work District (B-LWK) to facilitate the operation of a trucking business.

Council gave first reading to Bylaw C-8046-2020 on June 9, 2020.

The application was circulated to 10 landowners in the area and one letter in opposition was received. The application was also circulated to a number of internal and external agencies; responses are available in Appendix 'A'.

The following is a summary of the application assessment:

- The subject land is predominantly surrounded by agricultural land use districts which does not meet the purpose and intent of the Business, Live-Work District defined in the Land Use Bylaw.
- The proposed development is not compatible with the surrounding lands and may have adverse impacts on the adjacent parcels.

ADMINISTRATION RECOMMENDATION:

Administration recommends refusal in accordance with Option #2.

DATE APPLICATION RECEIVED: April 6, 2020
DATE DEEMED COMPLETE: April 6, 2020

PROPOSAL: To redesignate the subject lands from Agricultural, General District (A-GEN) to Business, Live-work District (B-LWK), to facilitate the operation of a trucking business.

LEGAL DESCRIPTION: Lot: 1 Block: 1 Plan: 191 2451 within NW-32-25-27-W04M

GENERAL LOCATION: Located approximately 0.81 kilometres (1/2 mile) south of Township Road 260 and east of Range Road 275.

APPLICANT: Terradigm Development Consultants Inc. (Steve Grande)

OWNERS: Brar, Amandeep Singh

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

PROPOSED LAND USE DESIGNATION: Business, Live-work District (B-LWK)



GROSS AREA: ± 3.24 hectares (± 8.0 acres)

SOILS (C.L.I. from A.R.C.): Class 3M, D, H
Moderate Limitations due to low permeability and temperature.

- HISTORY:**
- December 12, 2019** Plan no. 191 2451 was approved and registered.
 - July 11, 2019** Subdivision application, PL20190043 to create a ± 3.24 hectare (± 8.0 acre) parcel with a ± 61.51 hectare (± 152.0 acre) remainder was approved.
 - October 18, 2012** Building permit, FBL20121018_1161, was issued for the construction for a Farm Building Location Permit for a 4,000 sq. ft. structure.
 - June 1, 2006** Building permit, 2006-BP-19304, was issued for a mobile home.

BACKGROUND:

The landowner wishes to operate a trucking business with an employee residing on the property; the main activity for the business would be overnight parking of approximately five trucks on-site.

POLICY ANALYSIS:

County Plan

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

Policy 14.22 requires that the proposals for business development outside of a business area should be limited in size, scale, intensity, and scope and should have direct access to a paved County road or provincial highway. Although the proposal would be limited in scale, business use of Range Road 275, which is a gravel road, has the potential to result in adverse impacts on neighboring properties. Furthermore, an operation of a trucking business in this location is not considered compatible with the surrounding agricultural area.

Land Use Bylaw

The purpose and intent of 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 must 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 there are non-residential activities adjacent to the subject land, citing an active gas well on the parcel, the nearby CN main line, and business activity not related to farming on a neighbouring property.

The property is located on the periphery of the Central East region of the County; however, there are no adjacent parcels with an industrial or commercial land use designation; the subject lands are predominantly surrounded by large agricultural lands with pockets of small Agricultural Parcels and Residential Rural Districts. Therefore, the proposal is not considered to meet the intent of the Business, Live-Work District.

Although the applicant proposes to operate a trucking business on the subject land, the redesignation of the parcel to a Business, Live-Work District allows opportunities for other uses such as automotive services (major and minor), industrial (light and medium), and outdoor storage that may not be compatible with adjacent agricultural lands.



The proposal meets the minimum parcel size requirements of the land use district; however due to the current size of the subject lands being ± 3.24 hectares (± 8.0 acres), redesignating to B-LWK can result in further subdivision potential of the lands with the proposed land use designation.

Other requirements such as setbacks and landscaping would be addressed at the future Development Permit stage.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8046-2020 be amended in accordance with Attachment B.
- Motion #2 THAT Bylaw C-8046-2020 be given second reading.
- Motion #3 THAT Bylaw C-8046-2020 be given third and final reading.
- Option #2: THAT application PL20200044 be refused.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

AP/lt

ATTACHMENTS:

- ATTACHMENT ‘A’: Application Referrals
- ATTACHMENT ‘B’: Bylaw C-8046-2020 and Schedule A
- ATTACHMENT ‘C’: Map Set
- ATTACHMENT ‘D’: Public Submissions