

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DATE: January 13, 2021
FILE: 05733006
SUBJECT: Agriculture (Intensive) / Discretionary Use, with no Variances

DIVISION: 9
APPLICATION: PRDP20203477

APPLICATION: Agricultural (Intensive), operation of a U-Pick blueberry farm.

GENERAL LOCATION: Located at the southeast junction of Highway 1A and Township Road 260.

LAND USE DESIGNATION: Agricultural, Small Parcel District (A-SML p8.1) under Land Use Bylaw C-8000-2020.

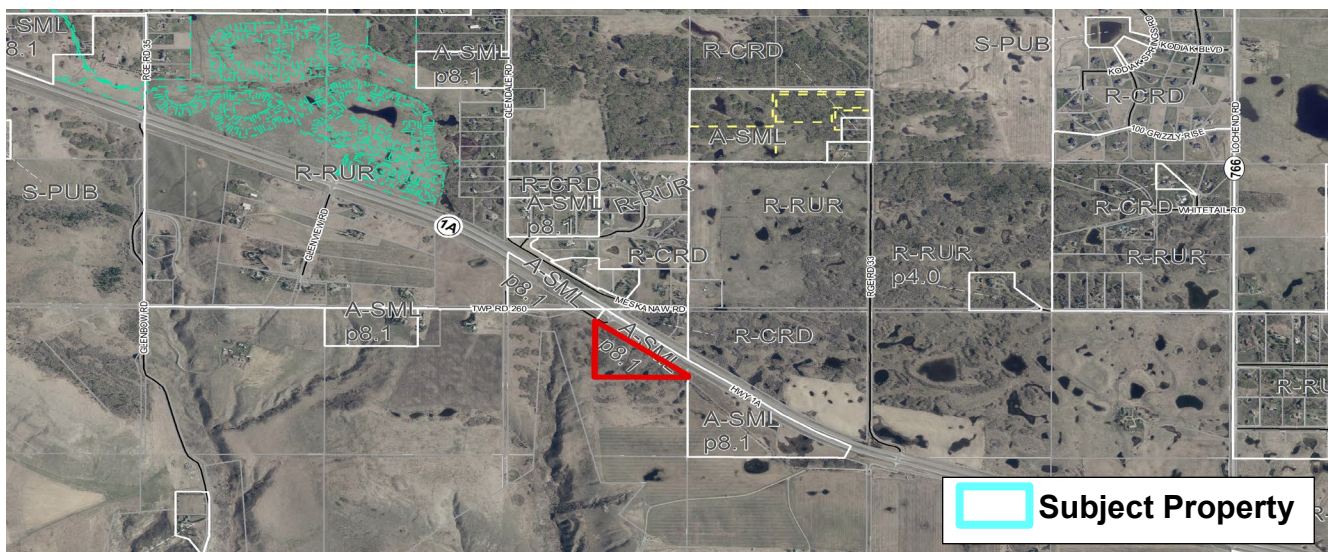
EXECUTIVE SUMMARY: The application is for a U-Pick blueberry farm, accessed off Township Road 260, and includes two open-field blueberry patches, parking areas, three new portable washrooms, and one 111.48 sq. m (1,200 sq. ft.) storage shed. The U-Pick operation will only include resident family members and will be publicly open four (4) weeks in the summer, during picking season. Estimated traffic is about 25 vehicles/day. The operation would appear to comply with all requirements of Policy.

ADMINISTRATION RECOMMENDATION: Administration recommends Approval in accordance with Option #1.

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203477 be approved with the conditions noted in the report.
- Option #2: THAT Development Permit Application PRDP20203477 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, Planning and Development Services

**APPLICATION EVALUATION:**

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

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act</i> • Subdivision and Development Regulations • Municipal Development Plan • Glenbow Ranch ASP • Land Use Bylaw • County Servicing Standards 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
DISCRETIONARY USE: <ul style="list-style-type: none"> • Agricultural (Intensive) is discretionary use 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • No variance is requested by the Applicant

Payments and Levies

- The Applicant/Owner is required to pay Transportation Off-Site Levy on the proposed development area related to the blueberry farming. The development area includes: driveway, parking area, overflow parking area, washroom area, proposed new storage shed, blueberry patch.

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
Transportation Off-Site Levy	\$25,410.35 Development Area 5.53 acres x Base Levy \$4,595/acre = \$25,410.35

Statutory Plans

This property falls within Glenbow Ranch Area Structure Plans. Policy 10.16 states that non-participating development may include the continuation of existing agricultural uses. The proposed blueberry farm is considered agricultural use, which is consistent with the policies of Glenbow Ranch Area Structure Plan.

CONCLUSION:

Subject to the proposed conditions of approval, the application is recommended for Approval.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“ Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer



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XD/llt

ATTACHMENTS

ATTACHMENT 'A': Development Permit Conditions

ATTACHMENT 'B': Maps and Other Information

**ATTACHMENT 'A': DEVELOPMENT PERMIT CONDITIONS**Option #1:

APPROVAL, subject to the following conditions:

Description:

1. That Agricultural (Intensive), operation of a U-Pick Blueberry Farm, including farm gate sales, may operate on the subject site in accordance with the approved site plan as submitted with the application.

Prior to Issuance:

2. That prior to the issuance of this permit, the Applicant/Owner shall submit payment of the Transportation Offsite Levy in accordance with Bylaw C-8007-2020, for the total gross area associated with the proposed U-Pick operation.

Permanent:

3. That there shall be a minimum of 25 parking stalls, 4 barrier-free parking stalls, and an overflow parking area, maintained on-site at all times.
4. That the Applicant/Owner shall provide compaction testing results, prepared by a qualified professional, for any areas of the site filled greater than 1.2 m in depth.
5. That there shall be no outdoor storage of materials, vehicles or equipment at any time.
6. That there shall be no customer or business parking at any time along the adjacent roadway. All customer or business parking shall be maintained onsite at all times.
7. That there shall be no outdoor storage of materials, vehicles or equipment at any time.
8. That this approval does not include the approval of a Farmer's Market.
9. That no permanent or temporary business identification signs shall be placed on the site at any time except any onsite wayfinding (information/directional) signage or any temporary signs required during development or building construction. Any proposed signage shall require a separate development permit approval.
10. That any future exterior onsite lighting, shall be "dark sky" and, including site security lighting, parking area lighting and exterior building lighting shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall be required to demonstrate lighting design that reduces the use of full cut-off (shielded) fixtures that direct the light downward and that no direct glare shall be visible from adjacent properties and roadways.
11. That any garbage containers shall be screened from view from adjacent properties and public thoroughfares. The garbage and waste material on site shall be stored in weatherproof and animal proof containers.
12. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.
13. That dust control measures shall be implemented at all times to control dust from blowing from the site onto adjacent lands and/or roadways.

Advisory:

14. That the Applicant/Owner shall ensure that post development drainage does not exceed pre development drainage and there are no stormwater implications to neighboring property due to proposed development.



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15. That the Applicant/Owner shall implement appropriate Erosion and Sediment Control measures during the construction and operation of the proposed development in accordance with County's Servicing Standards.
16. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
17. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall seek appropriate approvals from Alberta Environment and Park (AEP) prior to using ground water for business/commercial purposes or prior to discharging additional stormwater into the existing dugout.
18. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
19. That if this Development Permit is not issued by **JUNE 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Note: The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for usage of groundwater for irrigation purpose, and any impact to any wetland areas



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ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Wenjie Wang	OWNER: Wenjie Wang
DATE APPLICATION RECEIVED: October 29, 2020	DATE DEEMED COMPLETE: December 8, 2020
GROSS AREA: ± 6.69 hectares (± 16.54 acres)	LEGAL DESCRIPTION: Block 1, Plan 8711370, NW-33-25-03-W05M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: There is no history for the Development Permit	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	



Development Proposal

Development Proposal

Agricultural (Intensive),
operation of a U-Pick
blueberry farm.



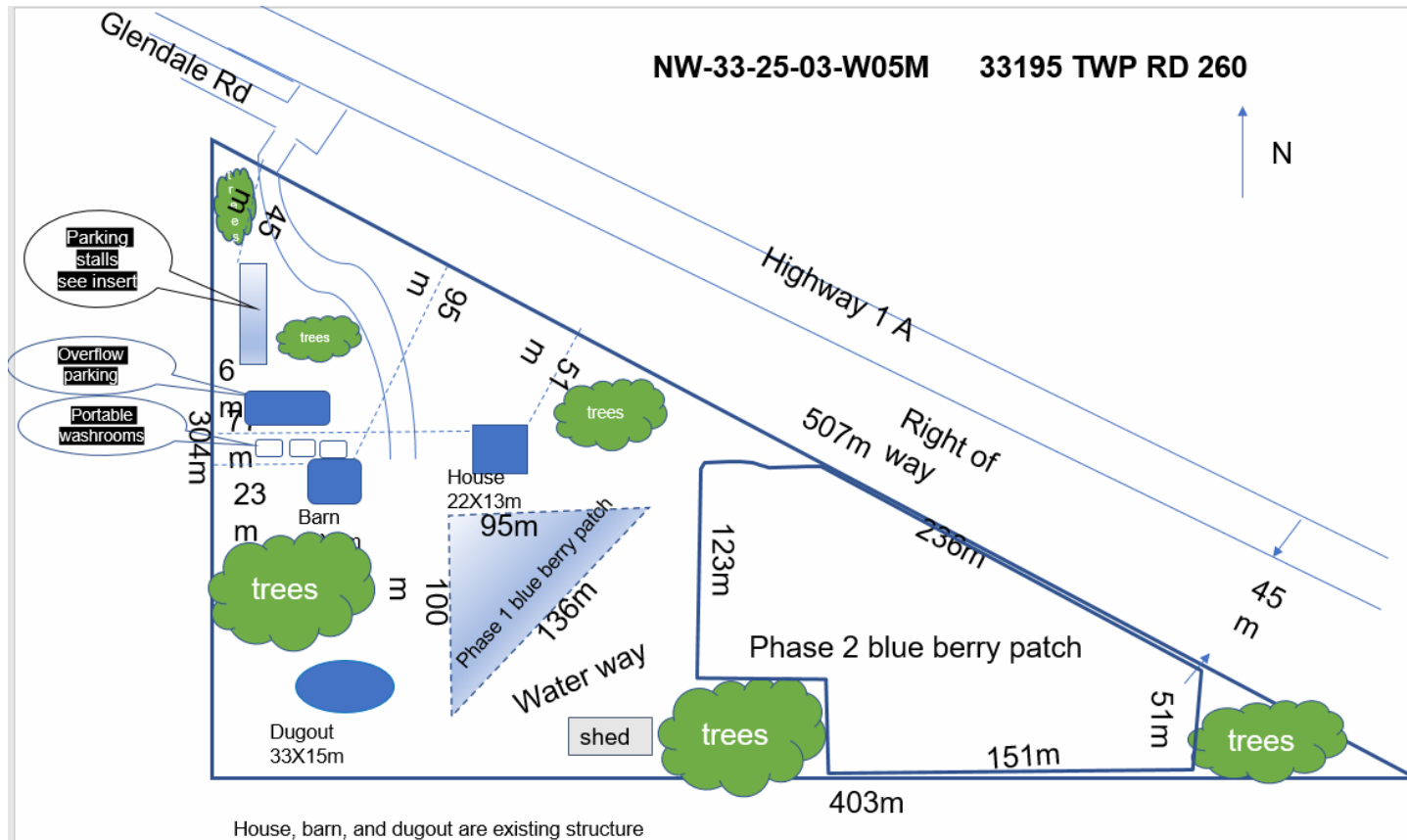
Division: 9
Roll: 05733006
File: PRDP20203477
Legal: Block:1
Plan:8711370
NW-33-25-03-W05M

Printed: Dec. 8, 2020

Site Plan

Development Proposal

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blueberry farm.



Development Area: ± 5.53 acres

(driveway, parking lot, overflow parking, washroom area, new
storage shed, blueberry patch)

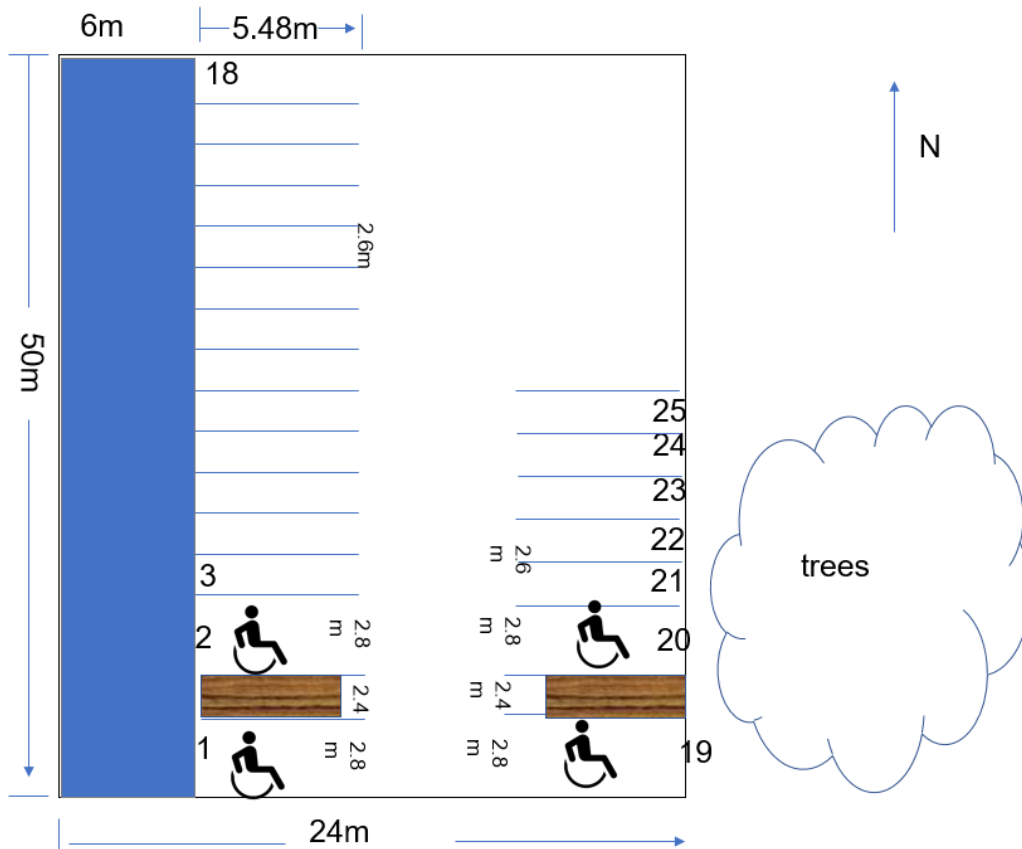
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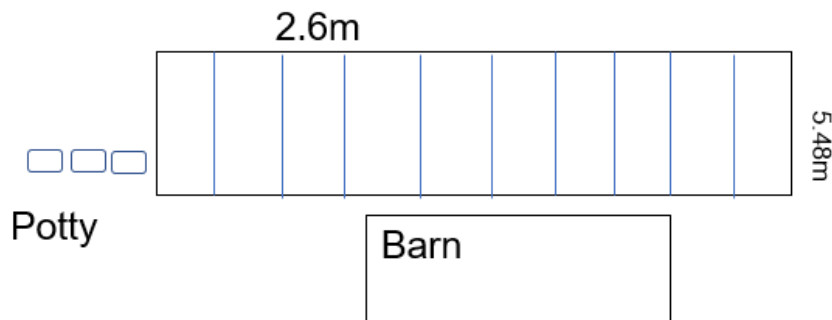
Parking Plan

Development Proposal

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Parking plan
 (Gravel)



Overflow Parking

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 NW-33-25-03-W05M

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Site Photos

Development Proposal

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Location for the Proposed Parking Area



Location the Proposed Blueberry Patch

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NW-33-25-03-W05M*

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