



## PLANNING

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<b>TO:</b>	Council	
<b>DATE:</b>	September 27, 2022	<b>DIVISION:</b> 6
<b>TIME:</b>	Afternoon Appointment	
<b>FILE:</b>	03219003	<b>APPLICATION:</b> PL20200191
<b>SUBJECT:</b>	Redesignation Item: Business Uses	

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**APPLICATION:** To redesignate the ±63.60 hectare (±157.16 acre) subject parcel from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD) to allow for storage of large earth moving equipment.

**GENERAL LOCATION:** Located approximately 2.41 kilometres (1.50 miles) southeast of the city of Chestermere, southeast of the junction of Highway 560 (Glenmore Trail) and Highway 791.

**EXECUTIVE SUMMARY:** Council gave first reading to Bylaw C-8299-2022 on May 31, 2022.

The subject parcel is currently cultivated land with no development on site. The owners propose to redesignate the subject parcel to Special, Future Urban Development District (S-FUD) to use a 8.1 hectare (20 acre) portion of the site for future development of a parking area for large earth moving equipment. The remainder of the property is proposed to continue being cultivated.

The application is located outside of an approved area structure plan; as such, the application was evaluated against the policies and regulations of the Calgary Metropolitan Region Growth Plan, the Municipal Development Plan (County Plan), and the Land Use Bylaw.

The applicants state that the subject lands were classified as future industrial/commercial within the draft Glenmore Trail Area Structure Plan, the Terms of Reference for which was rescinded on September 13, 2022. Therefore, Administration has reviewed this application for alignment with the Regional Growth Plan and County Plan.

The subject parcel is considered to be a Rural Employment Area within the Regional Growth Plan and this form of development is therefore required to be supported by an area structure plan. As no area structure plan is in place for the proposed location the application conflicts with the Regional Growth Plan. The County Plan does not identify the subject lands as an existing or future growth area and the development overall does not meet Section 14.0 (Business Development) of the Plan.

Further, the application does not align with the Purpose of the S-FUD land use district as the subject lands have not been considered for future urban development through an adopted area structure plan.

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

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### Administration Resources

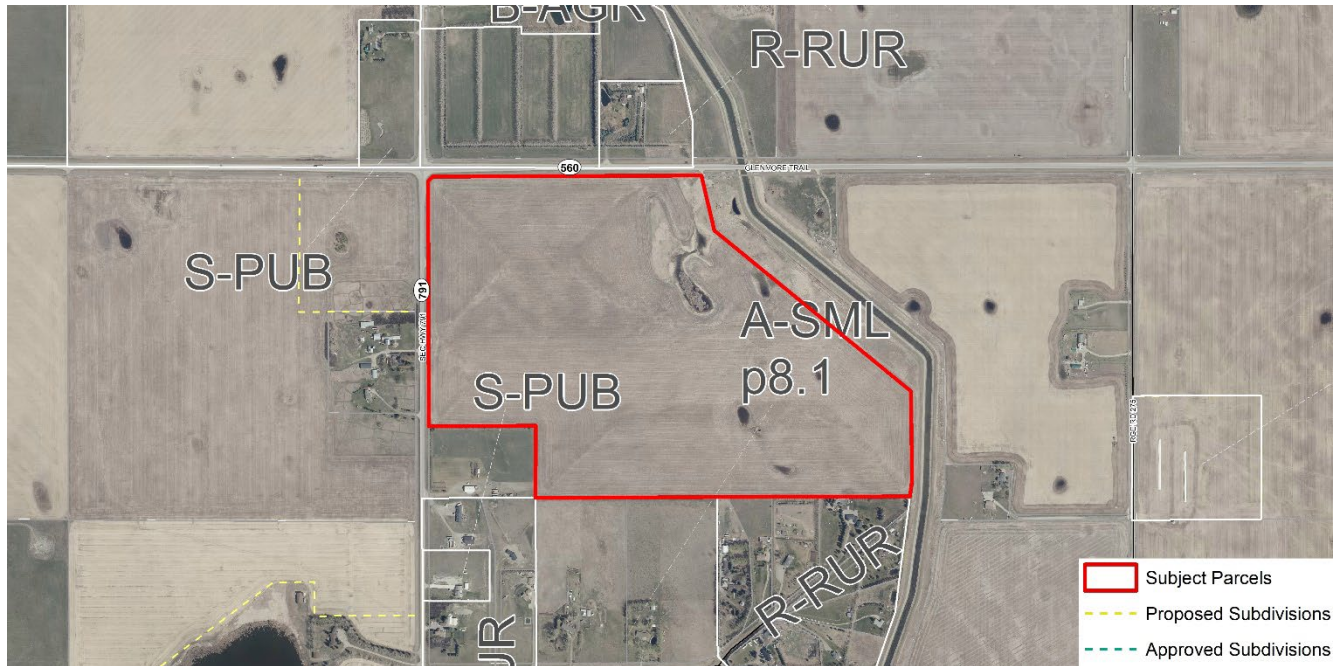
Jasmine Kaur, Planning and Development Services



**OPTIONS:**

- Option # 1:      Motion #1      THAT Bylaw C-8299-2022 be given second reading.
- Motion #2      THAT Bylaw C-8299-2022 be given third and final reading.
- Option # 2:      THAT application PL20200191 be refused.

**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.

<p><b>APPLICABLE POLICY AND REGULATIONS:</b></p> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Calgary Metropolitan Region Growth Plan</li> <li>• Municipal Development Plan (County Plan);</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<p><b>TECHNICAL REPORTS SUBMITTED:</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>
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**POLICY ANALYSIS:**

Calgary Metropolitan Region Growth Plan (RGP)

The application would fall under the definition of a rural employment area under the Regional Growth Plan; rural employment areas are characterized by a variety of lower density, lower service industrial or commercial land uses and may include uses such as food, business, and fuel station services to serve a local population or the travelling public.



The application does not conform to Policy 3.1.6.3, which requires that Rural Employment Areas be planned through an Area Structure Plan (ASP); the ASP is to identify how the development protects the function of regional transportation infrastructure and provides water, wastewater and/or Stormwater servicing. The subject parcel is not located within an approved ASP area and is therefore not aligned with this policy within the Regional Growth Plan.

#### Municipal Development Plan (County Plan)

The subject lands are not located within an identified business area (Map 1). The proposal is inconsistent with Policy 14.2 of the County Plan, which seeks to direct new business development (commercial and industrial) to existing business areas. As no ASP covers the subject lands, the proposal is inconsistent with Policy 14.4 of the County Plan, which states that a business area shall have an adopted ASP in place prior to development.

As per policy 14.21 of the County Plan, 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 an existing business area. The Applicant has not provided strong justification as to why the proposed operation could not be located within an identified business area.

The Applicant stated the business would be limited to 20 acres in size and buffered from the neighbours to the south by proposing a berm. However, no technical information related to the impact, scale, and intensity of the business is provided; therefore, the application does not align with Policy 14.22.

Based on inconsistency with the above policies, the proposed redesignation for the subject lands would be considered in conflict overall with the County Plan.

#### Land Use Bylaw

The Special, Future Urban Development District (S-FUD) allows for “a limited range of temporary uses that can easily be removed when land is developed to an urban standard while protecting lands for future urban development by restricting premature subdivision and development, while accommodating agricultural uses.” The applicant is proposing a use that may be considered ‘outdoor storage’, which is a discretionary use within this district.

The redesignation of the entire 157 acres to S-FUD would allow for multiple discretionary uses such as the proposed Outdoor Storage use, Animal Health, Communications Facility, Film Production, Recreation (Outdoor), and Vacation Rental to be applied on any portion of the subject parcel and would allow for a significant portion of the parcel to be used for non-agricultural pursuits; therefore, it would be in contravention of the purpose of the district.

#### **ADDITIONAL CONSIDERATIONS:**

The applicant advised that technical studies would be provided at the development permit stage, as necessary.

#### Transportation

There is a proposed interchange at the junction of Highway 791 and Highway 560, along the north and northwestern portion of subject lands. A roadside development permit from Alberta Transportation would be required for the proposed development.

The proposed parking pad would be approximately 8.1 hectares (20 acres) in size and would utilize the existing road approach off Highway 791. The Applicant further indicates that the intention is to have a gravel pad for long-term storage of some dozers and compactors (15-20); there would be no daily pick up and drop off.



ROCKY VIEW COUNTY

Respectfully submitted,

“Brock Beach”

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Acting Executive Director  
Community Services

JK/rp

Concurrence,

“Dorian Wandzura”

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Chief Administrative Officer

**ATTACHMENTS**

ATTACHMENT ‘A’: Application Information

ATTACHMENT ‘B’: Application Referrals

ATTACHMENT ‘C’: Bylaw C-8299-2022 and Schedule ‘A’

ATTACHMENT ‘D’: Map Set

ATTACHMENT ‘E’: Public Submissions