

## PLANNING

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<b>TO:</b>	Council	
<b>DATE:</b>	October 11, 2022	<b>DIVISION:</b> 6
<b>TIME:</b>	Afternoon Appointment	
<b>FILE:</b>	03321007	<b>APPLICATION:</b> PL20210204
<b>SUBJECT:</b>	Redesignation Item: Industrial Use	

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**APPLICATION:** To redesignate the subject lands from Agricultural, Small Parcel District (A-SML p8.1) to Industrial, Light District (I-LHT) to accommodate trucking operations.

**GENERAL LOCATION:** Located at the southwest junction of Highway 560 (Glenmore Trail) and Range Road 283, approximately 1.21 kilometres (0.75 miles) east of the city of Calgary.

**EXECUTIVE SUMMARY:** Council gave first reading to Bylaw C-8264-2022 on March 22, 2022.

The proposed operations would include a large gravel parking area for outdoor truck and vehicle storage, and a principal building containing a truck wash, repair service bays, and an office. The subject lands are currently vacant with adjacent lands to the west and south having been granted various light industrial and commercial uses through approved Direct Control Bylaws.

The proposal is inconsistent with Policies 3.1.6.2, and 3.1.6.3 of the Calgary Metropolitan Region Growth Plan (RGP), which state that Rural Employment Areas shall not be located within 2.0 kilometres of an urban municipality (the subject lands are located approximately 1.2 kilometres from Calgary) and must be planned through an area structure plan.

The subject lands are identified as a City of Calgary Industrial Growth Area within the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP). The City of Calgary notes that the lands are within the proposed annexation area and expressed objection to the lands being redesignated to the I-LHT District. While the City is not opposed to trucking operations on this site, they indicated concern that the I-LHT district provides for a large number of permanent uses and would recommend a district focusing on interim or temporary uses.

As per the County Plan (Map 1), the subject lands are not located within an identified business area supported by an area structure plan. Furthermore, the subject lands are located directly adjacent to, but not within, the Janet Area Structure Plan. Therefore, the proposal is inconsistent with several policies within Section 14.0 (Business Development) of the County Plan, which seek to direct new commercial and industrial development to existing business areas (Policy 14.2) and do not support the redesignation of lands for business uses adjacent to, or in the vicinity of, the boundaries of an identified business area (Policy 14.19).

Having considered the relevant Regional Growth Plan and County Plan policies that aim to direct business development towards Preferred Growth Areas and identified business areas, Administration concludes that the proposed redesignation application does not align with statutory planning policies.

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

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### Administration Resources

Gerrit Scheffel, Planning & Development Services

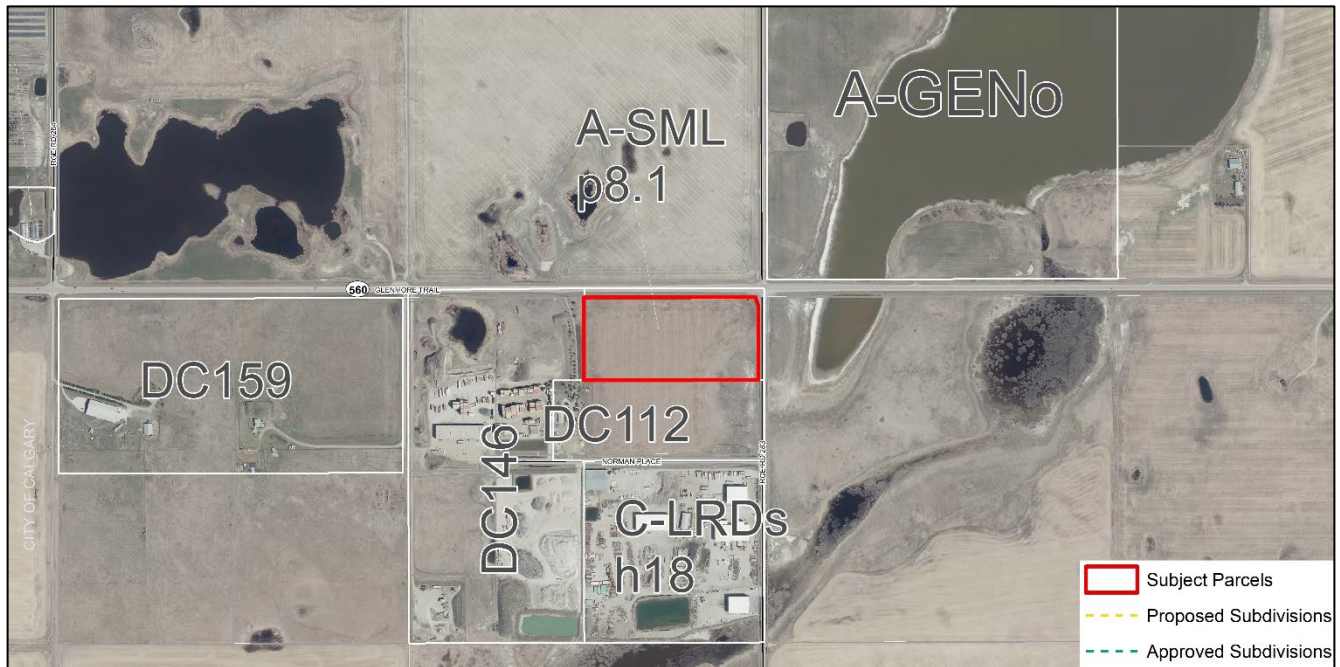


## ROCKY VIEW COUNTY

### OPTIONS:

- Option # 1:      Motion #1      THAT Bylaw C-8264-2022 be given second reading.
- Motion #2      THAT Bylaw C-8264-2022 be given third and final reading.
- Option # 2:      That application PL20210204 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.

#### APPLICABLE POLICY AND REGULATIONS:

- Calgary Metropolitan Region Growth Plan
- Municipal Government Act;
- Municipal Development Plan (County Plan);
- Rocky View / Calgary Intermunicipal Development Plan
- Land Use Bylaw; and
- County Servicing Standards.

#### TECHNICAL REPORTS SUBMITTED:

- Phase 1 Groundwater Supply Study, prepared by Groundwater Resources Information Technologies Ltd (September 23, 2021)



## **POLICY ANALYSIS:**

### Calgary Metropolitan Region Growth Plan

Section 3.1.6 of the Regional Growth Plan (RGP) outlines the regional policies for Rural Employment Areas that are outside of Preferred Growth Areas and in locations that are well connected to regional transportation infrastructure.

The proposal is inconsistent with Policies 3.1.6.2 and 3.1.6.3, which state that Rural Employment Areas shall not be located within two kilometres of an Urban Municipality or Joint Planning Area, and they must be planned through an area structure plan. The subject lands are located approximately 1.2 kilometres east of the city of Calgary and no area structure plan has been prepared in support of the proposal.

### Rocky View County / City of Calgary Intermunicipal Development Plan

The Intermunicipal Development Plan (IDP) notes that the subject lands are located within The City of Calgary's Industrial Growth Area (Map 4) and the Highway 560 (Glenmore Trail) Joint Industrial Corridor (Map 2). As per Policy 8.1.3 of the IDP, lands within the identified City of Calgary Growth Areas should continue to be governed in accordance with existing Rocky View County policy documents.

The City of Calgary does not support the proposed application. It notes that the lands are within The City's proposed annexation area, raising concern that the Industrial, Light District (I-LHT) provides for many permanent uses (both permitted and discretionary) that may interfere with The City's long-term development goals for the area. Due to the concerns raised by The City, the application was referred to the Intermunicipal Committee on May 5, 2022, with the Committee referring the matter back to Administration to consider The City's response on the application in providing a recommendation to Council.

### Municipal Development Plan (County Plan)

As the proposal is not located within an identified County business area, it is inconsistent with Policy 14.2 of the County Plan. The proposal is also inconsistent with Policy 14.19 of the County Plan, which states that applications to redesignate land for business uses adjacent to, or in the vicinity of, the boundaries of an identified business area shall not be supported. The subject lands are not within an area structure plan (ASP) but sit adjacent to the boundary of the Janet ASP.

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 trucking operation could not be located within an identified business area.

### Land Use Bylaw (LUB)

The proposed Industrial, Light District (I-LHT) is intended to accommodate a combination of office and industrial activity, including storage and support businesses, where nuisance factors are confined to the site area. The I-LHT district appropriately supports the proposed future development, as it lists Automotive Services (Minor) as a permitted use and Outdoor Storage as a discretionary use.

## **ADDITIONAL CONSIDERATIONS:**

### Highway 560 Expansion Project

The subject lands have been identified by Alberta Transportation as part of the Highway 560 Expansion project that would expropriate most of the subject parcel to accommodate development of a future interchange, ramp, and service road. Alberta Transportation would require a roadside development permit as per the Highways Development and Protection Act / Regulation and noted that all development within the subject lands must be approved on a temporary basis only.



## ROCKY VIEW COUNTY

### Transportation Impact Assessment

At the time of future development permit, the applicant is required to provide a Traffic Impact Assessment (TIA) prepared by a qualified transportation professional, to both Rocky View County and Alberta Transportation. The TIA shall provide information regarding the traffic that could be generated by the proposed development and to identify any necessary upgrades to the Highway Intersection.

### Stormwater Management Plan

At the time of future development permit, the applicant is required to provide a Stormwater Management Plan (SWP) be prepared by a qualified professional, to both Rocky View County and Alberta Transportation. The SWP is required to provide assurance that pre-development storm drainage would not be exceeded by post-development storm drainage, and that the existing provincial infrastructure in the area would not be negatively impacted by stormwater discharge to the highway ditch.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Dorian Wandzura”

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Acting Executive Director  
Community Services

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Chief Administrative Officer

GS/rp

### **ATTACHMENTS:**

ATTACHMENT ‘A’: Application Information

ATTACHMENT ‘B’: Application Referrals

ATTACHMENT ‘C’: Bylaw C-8264-2022 and Schedule A

ATTACHMENT ‘D’: Map Set

ATTACHMENT ‘E’: Public Submissions