



## PLANNING AND DEVELOPMENT SERVICES

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**TO:** Council  
**DATE:** January 26, 2021 **DIVISION:** 4  
**TIME:** Morning Appointment  
**FILE:** 03222114 / 03222115 **APPLICATION:** PL20200018  
**SUBJECT:** Redesignation Item - Site-Specific Direct Control District Amendment

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### POLICY DIRECTION:

The Langdon Area Structure Plan (ASP), and the County Plan.

### EXECUTIVE SUMMARY:

The purpose of this application is to amend Direct Control Bylaw 64 (DC-64) to allow for an additional use in Units 5 & 6 to include Animal Health Care Services, Small Animal, along with general amendments to ensure clarity of the Bylaw.

Council gave first reading to Bylaw C-8040-2020 on May 12, 2020.

The following is a summary of the application assessment:

- The application is consistent with the Langdon Area Structure Plan;
- All other technical matters required at this stage of the application process are satisfactory.

### ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option # 1.

**DATE APPLICATION RECEIVED:** Feb 6, 2020  
**DATE DEEMED COMPLETE:** Feb 6, 2020

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**PROPOSAL:** A site-specific amendment to Direct Control District 64 to provide for Animal Health Care Services, Small Animal within Unit 5 & 6 Plan 0010821.

**LEGAL DESCRIPTION:** NE-22-23-27-W4M

**GENERAL LOCATION:** Located in the Hamlet of Langdon, 0.41 kilometers (1/4 mile) north of 3 Avenue NW and on the west side of Centre Street North.

**APPLICANT:** Miguel Moncayo (Langdon Veterinary Clinic)

**OWNERS:** Miguel Moncayo & Zulma Poveda-Diaz

**EXISTING LAND USE DESIGNATION:** Direct Control Bylaw (DC-64)

**PROPOSED LAND USE DESIGNATION:** Direct Control Bylaw (DC-64), as amended

**GROSS AREA:** ± 0.072 acres

**SOILS (C.L.I. from A.R.C.):** 3M, D, H – Moderate Limitations due to low moisture holding or supplying capabilities and low permeability with temperature limiting factors

### Administration Resources

Christina Lombardo, Planning and Development Services



## PUBLIC & AGENCY SUBMISSIONS:

This application was circulated to 1922 adjacent landowners and we have received no letters of concern and no letters in support. The application was also circulated to a number of internal and external agencies; those responses are available in Attachment 'A'.

## HISTORY:

**September 14, 1999** Council approved Bylaw C-5086-99 to redesignate a portion of the NE-22-23-27-W4M from Ranch and Farm District to Direct Control District.

## BACKGROUND:

The existing commercial strip located along Centre Street currently accommodates commercial uses that are small to medium sized developments within the hamlet core serving Langdon residents and the surrounding area. The proposed amendment is to bring an existing business into compliance, with existing servicing, access, and parking to remain with no changes proposed. A development permit will be required in order to approve the use within the units.

## POLICY ANALYSIS:

### Langdon Area Structure Plan

The subject area is identified as "Centre Street Commercial" within the Area Structure Plan (ASP) (Map 5) which supports a range of local commercial land uses in order to meet community needs. This plan encourages business activities in order to provide essential goods and services to the community and offer valuable employment opportunities for Langdon residents. Upon review, this application aligns with the intent of this policy.

## BYLAW AMENDMENT OVERVIEW:

The use of "Animal Health Care Services, Small Animal" is proposed to be added to Unit 5 & 6, of Plan 0010821, in order to facilitate an existing business in the area. The proposed use appears appropriate for the area and is compatible with existing uses within the District.

- Definition C-4841-97: *ANIMAL HEALTH CARE SERVICES, SMALL ANIMAL* means a development such as a hospital or shelter used for the temporary or overnight accommodation, care, treatment or impoundment of animals considered as domestic pets, but not farm animals. This would include pet clinics, animal veterinary clinics and veterinary offices but not kennels, outdoor pens, runs or enclosures.

As part of the review of the Direct Control District, general amendments are suggested to improve the district for all of the tenants within the district and area. The addition of Part One of the Land Use Bylaw C-4841-97 which refers to definitions utilized throughout the DC. Clarity is provided for Administrative decisions on Permitted and Discretionary Uses. The deletion and addition of uses to align with Land Use Bylaw C-4841-97 along with formatting and re-wording.

## OPTIONS

- Option #1:      Motion #1      THAT Bylaw C-8040-2020 be amended in accordance with Attachment B.
- Motion #2      THAT Bylaw C-8040-2020 be given second reading, as amended.
- Motion #3      THAT Bylaw C-8040-2020 be given third and final reading, as amended.
- Option #2:      THAT application PL20200018 be refused.



ROCKY VIEW COUNTY

Respectfully submitted,

“Theresa Cochran”

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Executive Director  
Community Development Services

Concurrence,

“Al Hoggan”

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Chief Administrative Officer

CL/llt

**ATTACHMENTS:**

ATTACHMENT ‘A’: Application Referrals

ATTACHMENT ‘B’: Bylaw C-8040-2020 and Schedule A

ATTACHMENT ‘C’: Proposed Amendments to DC-64 (Redlined)

ATTACHMENT ‘D’: Map Set