



PLANNING

TO:	Council	
DATE:	December 6, 2022	DIVISION: 6
TIME:	Afternoon Appointment	
FILE:	03221001	APPLICATION: PL20190179
SUBJECT:	Redesignation Item: Industrial Use	

APPLICATION: To redesignate a portion of the subject land from Agricultural, General District to Industrial, Light District to facilitate future subdivision and development of one new parcel.

GENERAL LOCATION: Located northwest junction of Township Road 233 and Vale View Road, immediately west of the hamlet of Langdon.

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8354-2022 on November 15, 2022.

The subject parcel is currently cultivated land with no development on site. The Applicant has not provided details on the type and extent of future business uses that are intended to be accommodated by the Industrial Light District (I-LHT) designation. However, Policy 3.1.6.3 of the Calgary Metropolitan Region Growth Plan relating to Rural Employment Areas requires that such business uses must be planned through an Area Structure Plan (ASP). The subject land is located immediately outside of the Langdon ASP; therefore, this proposal does not meet the requirement of Policy 3.1.6.3 and conflicts with the Regional Growth Plan.

With respect to the Municipal Development Plan (County Plan), Section 14.0 (Business Development) of the Plan guides the appropriate location of business development within the County. Specifically, Policies 14.2 and 14.4 of the County Plan direct business development to locate within an identified business area in accordance with Map 1 of the Plan. As the subject lands are located outside of a business area, and the Applicant has not demonstrated compliance with Policy 14.22 relating to Other Business Development that may be located outside of the directed growth areas, the proposal also does not comply with the County Plan.

Finally, as there is no policy framework set out within an ASP or other statutory document to guide business uses on the subject lands, redesignation to I-LHT District would allow the landowner to undertake a range of development, including Industrial (Heavy), Outdoor Storage and Recycling/Compost Facility uses. Due to the minimum parcel size of one hectare (2.47 acres) for I-LHT, this would also facilitate a future multi-lot subdivision. The creation of multiple industrial lots immediately west of Langdon and the Painted Sky development has the high potential of adverse impacts on the use and enjoyment of the residential parcels in the immediate area.

Due to the identified conflicts with the applicable regional and municipal statutory plans, it is considered that approval of this application carries legal risk. Importantly, Section 708.061(3) of the Municipal Government Act states that municipalities shall amend bylaws in accordance with relevant approved regional growth plans, and failure to do so will result in the conflicting portions of the bylaw being deemed invalid.

ADMINISTRATION RECOMMENDATION:

Administration recommends refusal in accordance with Option # 2.

Administration Resources

Jasmine Kaur, Planning and Development Services

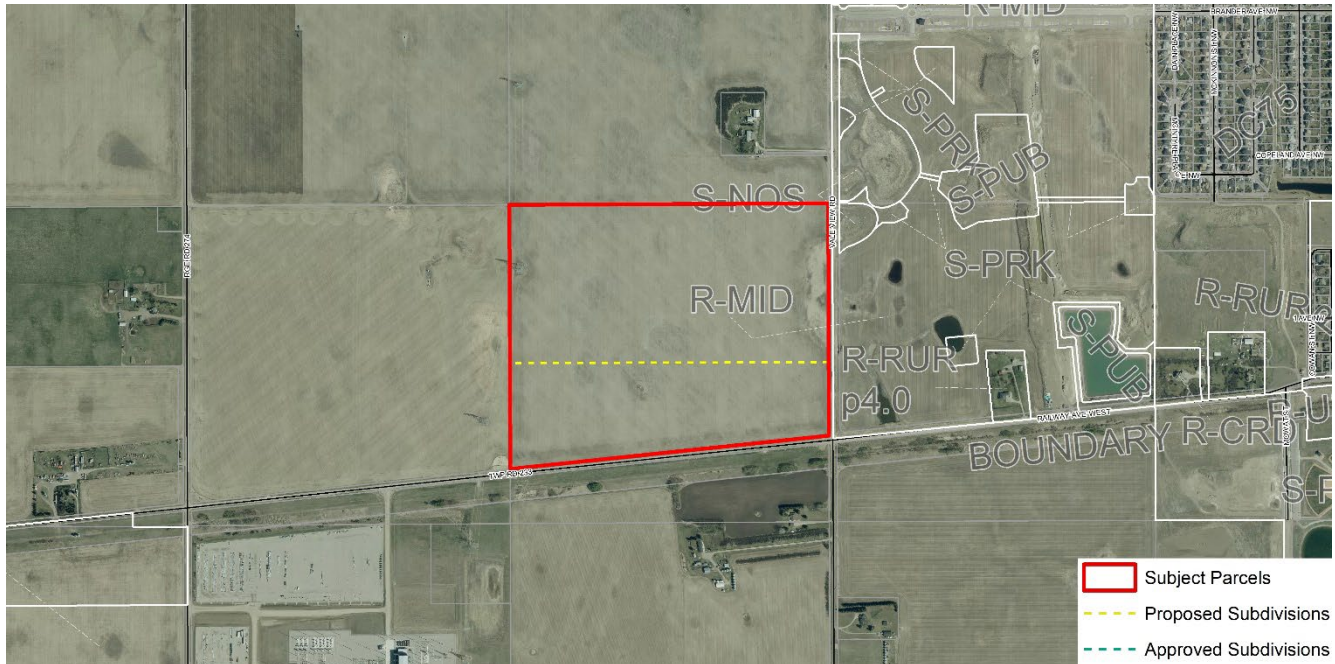


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OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-8354-2022 be given second reading.
 Motion #2 THAT Bylaw C-8354-2022 be given third and final reading.
- Option # 2: THAT application PL20190179 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:

- *Municipal Government Act;*
- Calgary Metropolitan Region Growth Plan;
- Municipal Development Plan;
- Land Use Bylaw; and
- County Servicing Standards.

TECHNICAL REPORTS SUBMITTED:

- None

POLICY ANALYSIS:

Calgary Metropolitan Region Growth Plan (RGP)

The proposed redesignation would facilitate business uses across an area of ± 18.2 hectares (± 45 acres) outside of any Preferred Growth Area supported by the RGP. Although the RGP emphasises the location of Employment Areas within Preferred Growth Areas, Section 3.1.6 does provide allowances for Rural Employment Areas to be located outside of these preferred growth areas so long as they are planned through an ASP. As no ASP covers the subject lands, the proposal conflicts with Policy 3.1.6.3 of the RGP.



Municipal Development Plan (County Plan)

The County Plan identifies suitable locations for business development. The subject parcel is located adjacent to Langdon, which is identified as a Hamlet – Full Service, and a Hamlet Business Area on Map 1 of the County Plan. As the proposal is located outside of the current hamlet boundary, it is contrary to Policy 14.2 of the County Plan, which directs business development to locate within identified business areas as identified on Map 1 of the Plan. Policy 14.4 also notes that a business area shall have an adopted Area Structure Plan in place prior to development, but no such planning has been undertaken.

Policy 14.21 of the County Plan requires that applications for redesignation outside of an identified business area shall provide rationale that justifies why the proposed development cannot be located in a business area. No rationale or justification has been provided at this time, and therefore, the application is inconsistent with this Policy of the County Plan.

Policy 14.22 of the County Plan requires that proposals for business development outside of a business area should:

- a. *Be limited in size, scale, intensity, and scope;*
- b. *Have direct and safe access to a paved County road or Provincial Highway;*
- c. *Provide a traffic impact and intersection assessment; and*
- d. *Minimize adverse impacts on existing residential, business, or agricultural uses.*

The application contains insufficient information to evaluate consistency with Policy 14.22 a. regarding the size, scale, intensity, and scope of the proposal. Additionally, no traffic impact assessment and no rationale on how adverse impacts to the residential and agricultural uses in the area will be minimized has been provided as required through Policy 14.22 c. and d.

Taking the above policies into account, Administration concludes that the application does not accord with the County Plan.

Langdon ASP

The subject lands are adjacent to the western boundary of the Langdon ASP and are identified as forming part of the ASP "Future Study Area" (Map 13), which are "lands that can be considered for the future expansion of the hamlet of Langdon once the Langdon Plan area approaches build-out, and suitable transportation and servicing infrastructure is in place". There is no support for this proposal under the current ASP. Furthermore, this proposal could adversely affect the build out of the 10.32 hectare (25.5 acre) light industrial lands within the Langdon ASP (Map 5), located on the eastern portions of the hamlet near the water and wastewater treatment facilities.

The proposal is also immediately west of the approved Painted Sky Conceptual Scheme, which provides for a future residential community of some 3,500 people in Langdon; the proposed industrial land use potentially allows development forms that are likely to be incompatible with the adjacent higher density residential community and the wider Langdon area.

Land Use Bylaw

The application is unclear regarding the intent of proposed land use amendment and the anticipated development it would accommodate.

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 clearly states that the development shall address compatibility issues and transition with respect to adjacent uses. In the absence of information regarding the proposed use and intensity, the application does not meet this criterion. The discretionary uses within the I-LHT District



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include Industrial (Heavy), Alcohol Production, Recycling/ Compost Facility, among others deemed incompatible with adjacent residential land use.

Additionally, the minimum parcel size allowed in this district is 2.47 acres, which could potentially lead to the creation of 13 industrial lots if this redesignation application is approved. This type of development is generally identified and guided through the County Plan, together with an ASP and/or through a local plan.

ADDITIONAL CONSIDERATIONS:

Transportation

Alberta Transportation has concerns about operational and safety impacts to the highway. Alberta Transportation (AT) has requested that a Traffic Impact Assessment (TIA) be prepared by a qualified transportation professional to provide information regarding the traffic that could be generated by the proposed development and to identify any necessary upgrades to the Highway Intersection. AT has also requested that improvements to the intersection to be completed as a condition of subdivision approval, and that they be financially secured through a developer's agreement between the developer and the County.

Respectfully submitted,

Concurrence,

"Brock Beach"

"Dorian Wandzura"

Acting Executive Director
Community Services

Chief Administrative Officer

JK/rp

ATTACHMENTS

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-8354-2022 and Schedule 'A'

ATTACHMENT 'D': Map Set

ATTACHMENT 'E': Public Submissions