



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: January 26, 2021
TIME: Afternoon Appointment
FILE: 03309002/001
SUBJECT: Redesignation Item – Agricultural, General District to Residential, Rural District and Agricultural, Small Parcel District
(Note: This application should be considered in conjunction with item E-5 Conceptual Scheme application PL20190192)

POLICY DIRECTION:

The County Plan, Rocky View County/City of Calgary Intermunicipal Development Plan and Land Use Bylaw.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate a portion of the subject lands from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR), and redesignate the remainder lands to Agricultural, Small Parcel District (A-SML p16.6) and Agricultural, Small Parcel District (A-SML p48.3), to facilitate the creation of 12 residential lots on ± 57.59 acres of land with ± 160.04 acres remainder.

Council gave first reading to Bylaw C-8002-2020 on February 11, 2020.

On July 28, 2020, Council approved a new Land Use Bylaw (C-8000-2020) which came into effect on September 8, 2020. Administration has reviewed the district conversions and confirmed that the existing land use Ranch and Farm District (RF) and the proposed new land use Residential Two District (R-2) under the old Land Use Bylaw (C-4841-97) now converts to Agricultural, General District (A-GEN) and Residential, Rural District (R-RUR) in the new Land Use Bylaw (C-8000-2020).

The application was circulated to 54 landowners in the area; two letters with concerns were received. The application was also circulated to a number of internal and external agencies. Those responses are available in Attachment 'A'.

The following is a summary of the application assessment:

- Even though the land is located in the future residential growth area within the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), IDP states that the area should be governed by the local planning document of the County, which is the County Plan.
- The proposed multi-lot residential development on a large agricultural land is not consistent with the residential policies of the County Plan.
- The proposed development would not be considered an orderly development, as it is not located in an identified residential area, therefore, the proposal does not meet the goal of Residential Development in the County Plan.

ADMINISTRATION RECOMMENDATION:

Administration recommends refusal in accordance with Option #2.

Administration Resources

Xin Deng, Planning and Development Services



DATE APPLICATION RECEIVED:
DATE DEEMED COMPLETE:

December 12, 2019
 October 21, 2020

PROPOSAL:

To redesignate a portion of the subject land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR), and redesignate the remainder lands to Agricultural, Small Parcel District (A-SML p16.6) and Agricultural, Small Parcel District (A-SML p48.3), in order to facilitate the creation of 12 residential lots on ± 57.59 acres of land with ± 160.04 acres remainder.

LEGAL DESCRIPTION:

A portion of SW & SE-9-23-28-W4M.

GENERAL LOCATION:

Located approximately 0.8 km (0.5 miles) east of City of Calgary, immediately adjacent to CP railway, east of Range Road 284 and on the north side of Township Road 231.

APPLICANT:

IDEA Group Inc.

OWNERS:

Simpson Ranching Ltd.

EXISTING LAND USE DESIGNATION:

Agricultural, General District (A-GEN)

PROPOSED LAND USE DESIGNATION:

Residential, Rural District (R-RUR), Agricultural, Small Parcel District (A-SML p16.6), and Agricultural, Small Parcel District (A-SML p48.3)

GROSS AREA:

± 217.63 acres

SOILS (C.L.I. from A.R.C.):

5N, W5 – A small portion on the west of the land contains soil with very severe limitations for crop production due to high salinity and excessive wetness/poor drainage.

1,1 – The central portion of the land contains soil with no significant limitations for crop production.

1 80 1N, W20 – The eastern portion of the land contains soil no limitations for crop production due to high salinity and excessive wetness/poor drainage.

2T 2 – The east corner of the land contains soil with slight limitations for crop production due to adverse topography.

HISTORY:

1913

The land is one of remainder lands after Canadian Pacific Railway bisected the property.

BACKGROUND:

The subject lands are divided by the Canadian Pacific Railway into a few large parcels. The proposed residential development would be built on a triangle shape portion bounded by Range Road 284 to the west, Township Road 231 to the south, and railway to the northeast. A portion of the proposed Shepard Industrial ASP is within the same quarter section of the subject lands (north of the rail line).

The land is currently used as a farmland and there is no development on site. The site gently slopes from the center to the west and south east corners, where two major wetlands are situated.



The subject land is surrounded by a mixture of agricultural and residential parcels in the area. The land immediately to the south are small acreages with residential designations. The land to the west, north and east are predominately agricultural lands. The City of Calgary is located approximately 0.5 miles to the west.

POLICY ANALYSIS:

Rocky View County/City of Calgary Intermunicipal Development Plan

The land is located in the future residential growth area within the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP). The IDP states that the land in this area should be governed by the local planning document of the County. As there is limited residential development in the area and it is not identified within a residential growth area in the County Plan, the proposal was evaluated in accordance with the County Plan. The City was circulated and they have no comments.

County Plan

The subject quarter section was divided into two pieces due to construction of the railway. The land is not qualified as a fragmented quarter section, as the land does not contain six or more small parcels. Further fragmentation with multi-lot residential development on a large agricultural parcel is not supported by the County Plan.

The Applicant believes that the proposal can be considered as an extension of existing residential development located in the south. However, this area is not identified as a residential growth area within the County Plan. The proposed multi-lot residential development would cause community sprawl and would not be considered an orderly development. Therefore, the proposal does not meet the intent of residential development within the County Plan.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8002-2020 be given second reading.
 Motion #2 THAT Bylaw C-8002-2020 be given third and final reading.
- Option #2: THAT application PL20190191 be refused.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

ATTACHMENTS:

- ATTACHMENT 'A': Application Referrals
 ATTACHMENT 'B': Bylaw C-8002-2020 and Schedule A
 ATTACHMENT 'C': Map Set
 ATTACHMENT 'D': Public Submissions