



PLANNING

TO: Council

DATE: March 14, 2023 **DIVISION:** 1

TIME: Afternoon Appointment

FILE: 04811003 **APPLICATION:** PL20220134

SUBJECT: DC District Amendment Item: Recreational Use

APPLICATION: To amend the Direct Control Bylaw (DC-21, C-4706-96) to facilitate a new accessory kitchen and dining building including an office, meeting room, storage rooms, and washroom facilities.

GENERAL LOCATION: Located approximately 0.81 kilometres (0.50 miles) north of Highway 8, on the east side of Highway 22.

EXECUTIVE SUMMARY: The subject site, owned by Alberta Environment and Parks, is leased to Hope Mission, a not-for-profit Christian social care agency, to operate a children’s recreational camp. The camp has operated on-site for the past five years providing year-round operations for nearby communities and the Calgary region; a Recreation Lease currently allows operations on site to continue until 2045.

The site contains four lodge buildings, two dwellings, and several accessory structures serving year-round operations for staff and members of the camp. An existing approach and service road off Highway 22 provide access to the site.

The proposed kitchen and dining building is sited outside of the existing flood fringe and is not impacted by the Springbank Off-stream Reservoir (SR1) development. The Applicant wishes to construct a ± 700.0 sq. m (± 7,534.7 sq. ft.) building addition that would replace the existing ± 27.8 sq. m (± 300 sq. ft.) kitchen within the easternmost lodge building to primarily serve the existing membership demands, but also to facilitate a planned long-term growth in the camp’s capacity to serve up to 100 campers from the current 60-camper threshold.

The application complies with the County’s applicable land use policies and the intent of the existing Direct Control District.

ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8376-2023 be given first reading.
- Motion #2 THAT Bylaw C-8376-2023 be given second reading.
- Motion #3 THAT Bylaw C-8376-2023 be considered for third reading.
- Motion #4 THAT Bylaw C-8376-2023 be given third and final reading.
- Option #2: THAT application PL20220134 be refused.



AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION: The application was evaluated based on the applicable policies and regulations noted below. No technical reports were submitted, or required, with the application.

APPLICABLE POLICY AND REGULATIONS	TECHNICAL REPORTS SUBMITTED
<ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Rocky View County/City of Calgary Intermunicipal Development Plan (IDP); • Municipal Development Plan (County Plan); • Direct Control Bylaw (DC-21); and • County Servicing Standards. 	<ul style="list-style-type: none"> • None.

OVERVIEW OF AMENDMENTS:

The application proposes the following textual amendments to the existing DC-21 Bylaw:

1. In Section 6.5.0, amend the definition of **Kitchen Building** to become a **Kitchen and Dining Building defined as follows:** “means a building where food preparation facilities, dining facilities, washrooms, meeting and office rooms, and supportive storage rooms are provided for the patrons of the recreation facility.”
2. In Section 5.3.2 (b) (iii), Discretionary Uses, change “**1 kitchen building**” to “**1 kitchen and dining building**”; and
3. In Section 5.4.5(j), increase the maximum floor area of the newly defined kitchen and dining building from **32.5 sq. m (350 sq.ft.)** to **700 sq. m (7,534.7 sq.ft.)**.



POLICY REVIEW:

Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)

The subject land is located within a notification zone of the Rocky View County/City of Calgary IDP. Although the policies of the IDP do not apply to notification zones, Policy 7.1.3 of the IDP does support campgrounds as a temporary use, prior to the establishment of an area structure plan. The City of Calgary expressed no concerns with the proposed changes to the DC District.

Municipal Development Plan (County Plan)

The application and the site's existing use are guided by Section 11.0 (Institutional and Community Land Use) of the County Plan, which supports community land uses, such as recreational camps and retreats, that serve the broader public interest and are compatible with surrounding lands.

The proposed textual changes to the existing DC Bylaw comply with the intent and criteria within Section 11.0.

Policy 11.6 of the County Plan notes that applications for community and institutional uses should require a new operational plan and a Master Site Development Plan (MSDP). However, Administration considers these additions to an existing site to be minor in nature, and that an operational plan or MSDP would provide limited value to guide the future development of the kitchen and dining facility.

Direct Control Bylaw C-4706-96 (DC-21)

The existing DC Bylaw allows one (1) kitchen building, as a discretionary use, in support of the existing recreational use. Presently, a smaller ± 27.8 sq. m (± 300 sq. ft.) kitchen located within one of the western lodge buildings serves the campers and staff on site. There are no standalone kitchen buildings on site.

The proposed amendments comply with the intent of recreational use and structures for this DC-21 site.

ADDITIONAL CONSIDERATIONS:

Transportation

The site is directly east of Highway 22, and Alberta Transportation noted no concerns regarding the proposed change. Access to the site would continue to be provided via a service road extension from the highway to the subject campsite.

Site Servicing

Potable water is presently obtained through cisterns that are filled with on-site well water. A new well was drilled, and it is in the process of being certified. The present sanitary service is a combination of a field system and collection tanks. The new sanitary collection tank that would be installed for the new kitchen/dining facility would be pumped out and treated off-site with details to be confirmed at the Development Permit stage.

Environmental

The subject site sits outside the infrastructure boundary of the under-development SR1 dam project. The new kitchen and dining building, as currently proposed, are located outside of the existing flood fringe area.

However, the Elbow River Flood Hazard Mapping is being updated by Alberta Environment and Protected Areas (EPA) and may impact the development elevations of the proposed building. At the Development Permit stage, the Applicant would be required to develop the building at or above the designated flood levels as per Sections 4.6.0 of DC-21.



Respectfully submitted,

“Matt Boscarol”

Executive Director
Community Services

JF/lt

Concurrence,

“Dorian Wandzura”

Chief Administrative Officer

ATTACHMENTS:

- ATTACHMENT ‘A’: Application Information
- ATTACHMENT ‘B’: Application Referrals
- ATTACHMENT ‘C’: Bylaw C-8376-2023 & Schedule ‘A’
- ATTACHMENT ‘D’: DC-21 Bylaw (C-4706-96) Redlined
- ATTACHMENT ‘E’: Map Set
- ATTACHMENT ‘F’: Public Submissions