



# COUNCIL REPORT

## Local Plan & Redesignation Item: Industrial

Electoral Division: 6

File: PL20220015/0101  
03328005/0333009/11

Date:	April 9, 2024		
Presenter:	Christine Berger, Planner 2		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

### REPORT SUMMARY

The purpose of this report is to assess two related applications that would facilitate future business development within the Janet Area Structure Plan (ASP):

- PL20220101 – To adopt the “Dagger Industrial Park Conceptual Scheme”, which provides a policy framework to guide future industrial development within portions of SW-33-23-28-W04M and NW-28-23-28-W04M.
- PL20220015 – To redesignate a portion of land within SW-33-23-28-W04M from Agricultural General District (A-GEN) to Industrial, Light District (I-LHT) to facilitate future subdivision for industrial uses.

As the subject parcel is located within the Janet ASP the application was principally evaluated pursuant to the policies of that document, alongside the policies and regulations of the Calgary Metropolitan Region Growth Plan and the *Land Use Bylaw*.

The application was found to align with the policies of Section 10.0 (Industrial) of the Janet ASP. The proposal is also located within Joint Planning Area (JPA) 2 of the Regional Growth Plan, which is a Preferred Growth Area.

### ADMINISTRATION’S RECOMMENDATION

#### PL20220101 (Conceptual Scheme)

THAT Bylaw C-8502-2024 be given first reading.

THAT Bylaw C-8502-2024 be given second reading.

THAT Bylaw C-8502-2024 be considered for third reading.

THAT Bylaw C-8502-2024 be given third and final reading.

#### PL20220015 (Redesignation)

THAT Bylaw C-8503-2024 be given first reading.

THAT Bylaw C-8503-2024 be given second reading.

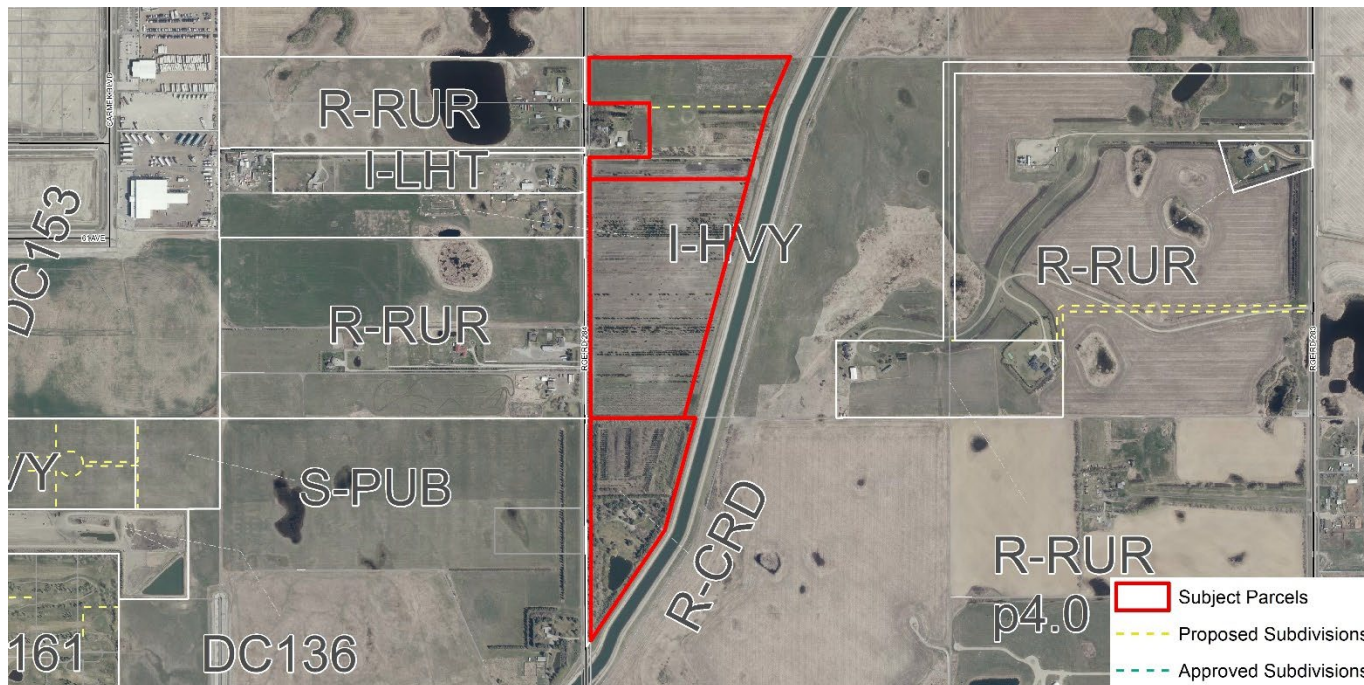
THAT Bylaw C-8503-2024 be considered for third reading.

THAT Bylaw C-8503-2024 be given third and final reading.

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**BACKGROUND****Location** (Attachment A)

Located within the Janet ASP, approximately 0.81 kilometres (0.50 miles) south of Township Road 240 and on the east side of Range Road 284.

**Site Context** (Attachment B)

The Janet Area Structure Plan (ASP) was adopted in 2014; it supports a range of land uses, with a focus on small to medium-sized industrial uses within sectors such as transportation, construction, and manufacturing. The subject site is located within an area designated for future industrial development.

The adjacent canal right of way plan was registered with Alberta Land Titles in 1986, separating the subject lands from the remainder of the quarter sections.

**Intermunicipal and Agency Circulation** (Attachment C)

This application was circulated to The City of Calgary in accordance with the Rocky View County / City of Calgary Intermunicipal Development Plan. The City confirmed it had no comments regarding the proposal.

Alberta Transportation and Economic Corridors was also circulated and had no concerns with the proposed application; further review and comments will be provided at the time of future subdivision.

**Landowner Circulation** (Attachment D)

The application was circulated to 125 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); one letter in opposition was received. As a result of landowner consultation, an additional letter of support was received; however, the landowner who submitted the letter of support responded to the Public Hearing notice with a letter of concern as well.

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### ANALYSIS

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#### Conceptual Scheme Overview (Attachment F)

The proposed Dagger Industrial Park Conceptual Scheme intends to guide future light industrial development within the  $\pm 30.98$  hectare ( $\pm 76.55$  acre) subject lands. The proposal is intended to move forward in 2 phases; the first phase involves the northernmost parcel, and the second phase will occur in the future and involves the southern parcels. The proposed parcels would gain access off Range Road 284; 2 access points exist off Range Road 284 for the first phase of proposed development, and 2 more exist for the second phase anticipated in the future, one of which is to be connected to the 61<sup>st</sup> Avenue extension (4 total). An internal road network would be built for phase two to service the proposed lots, and a road acquisition has been considered to connect the internal road network to Phase 1, should those lots subdivide further in the future, to allow for a continuation of the proposed internal road if necessary.

These proposed lots are to be serviced through cisterns to hold trucked-in potable water, and wastewater servicing would be through the use of pump out tanks in accordance with the Janet ASP. Fire suppression would be provided by a drafting hydrant connecting to the storm pond. All future industrial and commercial buildings are to provide fire suppression systems in compliance with the Alberta Building Code.

Stormwater is to be managed onsite through a storm pond and ditch system. As the downstream cooperative Stormwater Management Initiative (CSMI) infrastructure is not yet constructed, the developed area and storm water pond would be sized to a zero discharge requirement.

Two wetlands and nine ephemeral waterbodies are present on the subject site. A Biophysical Impact Assessment (BIA) was conducted and provided mitigation measures to minimize the impacts to the valuable ecological components related to the proposed development. The proposed Conceptual Scheme includes policies that require future development to adhere to the recommendations of the BIA and to avoid development on wetlands where possible.

Lastly, future Cooperative Stormwater Management Initiative (CSMI) infrastructure is expected to be required within the subject lands; as such, the Applicant has included policy within the proposed Conceptual Scheme that protects lands along the north and east sides of the area to allow sufficient space for development of future CSMI infrastructure.

#### Policy Review (Attachment E)

The application was reviewed against the Regional Growth Plan, the County Plan, as well as the Janet ASP.

The subject lands are located within Joint Planning Area 2 as per the Regional Growth Plan, which is a Preferred Growth Area. As per Policy 3.1.3.3, Employment Areas should be directed to Preferred Growth Areas.

As per Section 14.0 (Business Development) of the County Plan, business-related development is to locate in the identified business areas within the applicable area structure plans. The proposal is located within an identified industrial area as per the Janet ASP.

The application was assessed in accordance with Section 10.0 (Industrial) of the Janet ASP and was found to align. The proposal is located in an area identified as industrial as per Map 5 (Land Use Strategy) of the ASP as per Policy 10.1. The uses intended for the parcels as per the proposed Conceptual Scheme are distribution logistics, warehousing, transportation, services, construction, and manufacturing that do not have a significant offsite nuisance, as well as limited commercial/office uses as per Policies 10.3 and 10.4. As per Policies 10.5 and 10.6, a Conceptual Scheme has been developed to guide future subdivision and development on the subject lands.

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The proposed Dagger Industrial Park Conceptual Scheme has addressed the local plan requirements listed in the County Plan and the Janet ASP; the County's Commercial, Office, and Industrial Design Guidelines are to be followed at the future development stage. As the proposal contains and is adjacent to "Residential Transition" areas, policies relating to buffering, setbacks, landscaping, architectural design, and dust control have been outlined to minimize conflicts with adjacent uses.

### COMMUNICATIONS / ENGAGEMENT

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Consultation was conducted in accordance with statutory requirements and County Policy C-327.

In addition, the Applicant completed public engagement on April 22, 2022, through personal visits. Ten neighbouring properties were visited, and brochures were left for those who were not available for conversation. One owner expressed support, two owners had no concerns, and one owner expressed concerns over a potential increase to traffic.

### IMPLICATIONS

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#### Financial

No financial implications identified at this time.

### STRATEGIC ALIGNMENT

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This report is a statutory obligation under the *Municipal Government Act*.

### ALTERNATE DIRECTION

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No alternative options have been identified for Council's consideration.

### ATTACHMENTS

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Attachment A: Map Set  
Attachment B: Application Information  
Attachment C: Application Referral Responses  
Attachment D: Public Submissions  
Attachment E: Policy Review  
Attachment F: Bylaw C-8502-2024 (Proposed Dagger Industrial Park Conceptual Scheme)  
Attachment G: Bylaw C-8503-2024 (Proposed Redesignation from A-GEN to I-LHT)