

LAND USE AMENDMENT  
RESIDUAL SUB-AREA 2C (WARD 2)  
EAST OF 69 STREET NW AND NORTH OF NOLAN HILL  
AVENUE NW  
BYLAW 243D2016

MAP 35NW

**EXECUTIVE SUMMARY**

This land use amendment application proposes to add two additional discretionary uses to the existing land use on the subject parcel located just west of Nolan Hill. The uses proposed will accommodate recreational vehicle storage and self storage facilities as temporary uses.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2016 July 28

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 243D2016; and

1. **ADOPT** the proposed redesignation of 16.10 hectares  $\pm$  (39.7 acres  $\pm$ ) located at 13888 – 69 Street NW (Plan 9010823, Lot 5) from DC Direct Control District to DC Direct Control District to accommodate RV storage and self storage, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw243D2016

**REASON(S) FOR RECOMMENDATION:**

This proposed redesignation complies with the direction of the Municipal Development Plan (2009) and the North Regional Context Study (2010) which allow for a range of uses that will not compromise future development of the land for urban purposes. The following points further support the application:

- the proposed uses are temporary in nature,
- the land will not be serviced, and
- no permanent buildings will be erected.

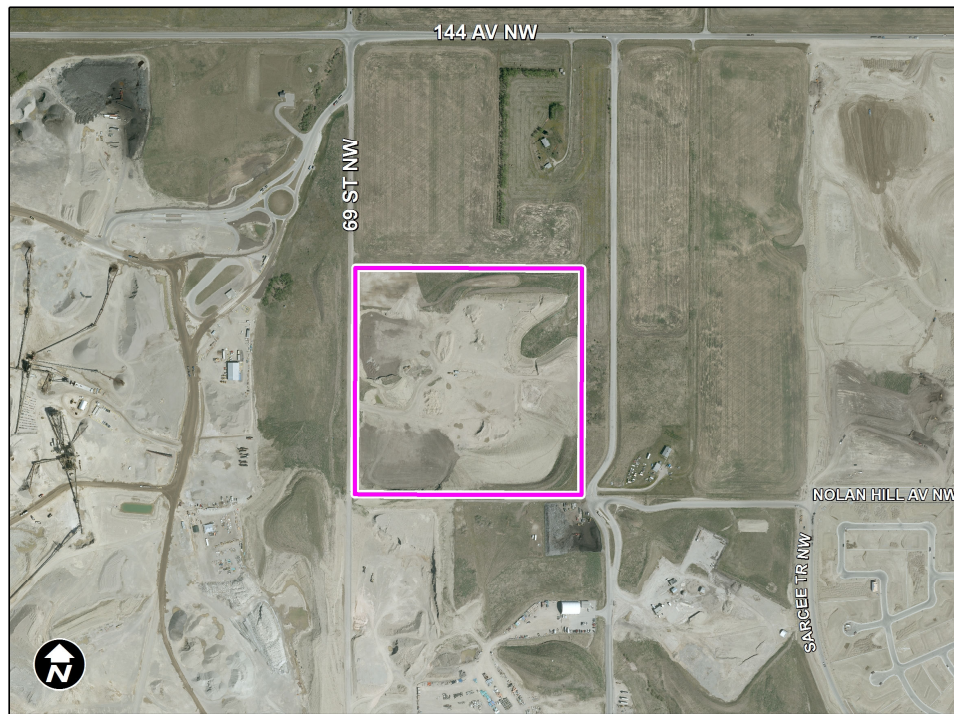
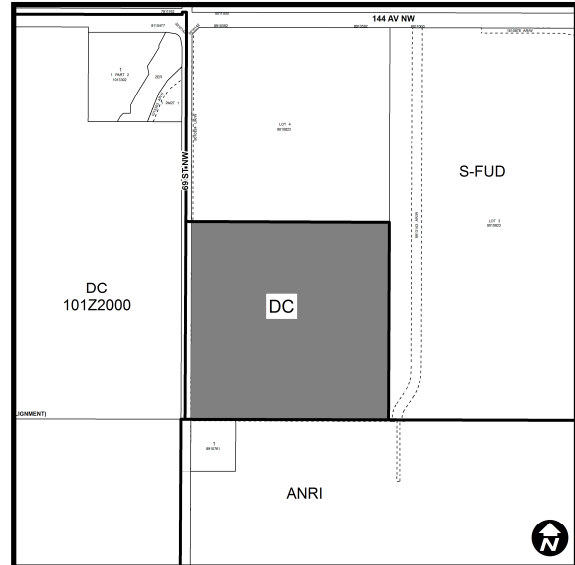
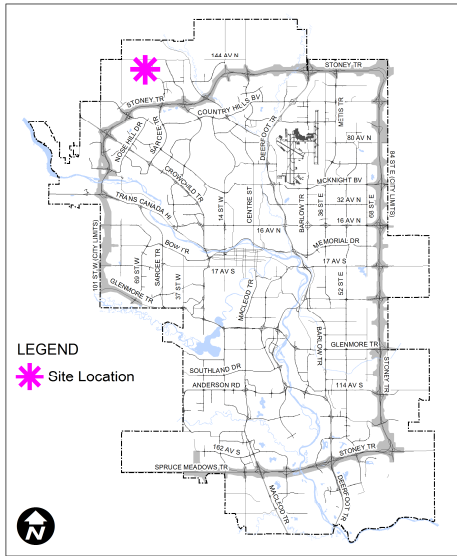
**ATTACHMENT**

1. Proposed Bylaw 243D2016

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 16.10 hectares ± (39.7 acres ±) located at 13888 – 69 Street NW (Plan 9010823, Lot 5) from DC Direct Control District **to** DC Direct Control District to accommodate RV storage and self storage with guidelines (APPENDIX II).

**Moved by: S. Lockwood**

**Carried: 6 – 0**

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**Applicant:**

Brown & Associates Planning Group

**Landowner:**

418125 Alberta Inc  
(Gurdit Bhullar)

**PLANNING EVALUATION**

**SITE CONTEXT**

This site is located east of 69 Street NW and about 400 metres south of 144 Avenue NW. To the west and south of the parcel are aggregate extraction operations that will likely continue for the next several decades. To the east and north, the land is currently being used for agriculture. The parcel is nearby, and is partly visible, to the neighbourhood of Nolan Hill.

The parcel is located on top of a hill. There is little natural vegetation left on the site as a result of recent aggregate extraction operations and much of the site is within a pit. While the aggregate extraction that necessitated the original Direct Control District is finished on the site, some aggregate remains on a portion of the parcel which may be extracted in the future.

This parcel also forms part of the lands being included in a proposed policy amendment that is underway for the Glacier Ridge Area Structure Plan. The anticipated future land use of the area is industrial/employment.

Final urban development on this parcel is anticipated to be several years away due to the availability of servicing.

**LAND USE DISTRICTS**

The land use district proposed for this site is Direct Control (DC) District (refer to Appendix II for the proposed DC Guidelines).

The existing designation of the site is DC with a base district of Industrial-Heavy (I-H) to accommodate aggregate extraction on the parcel. While this activity has, for the most part, ended, there are still aggregate deposits on the land that may be extracted in the future prior to its ultimate redevelopment. To facilitate this, the proposed DC will maintain the base district of I-H, which requires generous setback areas.

Two additional discretionary uses of Vehicle Storage -Recreational and Self Storage Facility are proposed to be added to the limited existing uses on this site to operate in a temporary manner until it can be serviced in the future.

A development permit for the recreational vehicle storage and self storage was submitted concurrently with this proposed land use amendment.

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**LEGISLATION & POLICY**

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in the report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP) (2009)

This site is shown as Future Greenfield on the Urban Structures map (Map 1). The policies related to this land use are contained in Section 3.6.2. The policies state that Future Greenfield Areas should be protected for future urban development by restricting premature subdivision and development on parcels, but that a limited range of uses that will not compromise the developability of the land for urban purposes should be allowed.

North Regional Context Study (NRCS)

The NRCS identifies this parcel as part of the future industrial/employment area of Cell B. Further policy for this area is contained in 5.6 Spy Hill Aggregate Activities. It states that land use and development proposals within areas of aggregate resources should demonstrate appropriate land uses, interface buffer treatments and/or setbacks from existing aggregate operations and goods movement routes to prevent conflicts.

Section 7.3 of the NRCS suggests that until an area structure plan is approved for a future planning area, land use amendments should be considered premature. Exceptions may be made by the Approving Authority for essential public services or public facilities, or uses that will not compromise future urban growth.

The proposed application is to provide recreational vehicle storage and self storage uses on an un-serviced site. The vehicle storage will be comprised of parking stalls and an administrative trailer. The self storage use will be comprised of multiple sea-cans which people can access directly. These uses do not require services or foundations and could be removed easily and the site readied for more urban forms of development when servicing is available.

**TRANSPORTATION NETWORKS**

The subject site will be accessed by a driveway off of 69 Street NW, which intersects with 144 Avenue NW. This route has connections to Sarcee Trail NW, Shaganappi Trail NW, and Symons Valley Road NW.

A Transportation Impact Assessment was received in support of the application and concluded that the transportation network will be adequate to serve the proposed uses.

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**UTILITIES & SERVICING**

Water, sanitary, and storm servicing is not available. A Deferred Services Agreement exists on this property. Stormwater runoff will be maintained on the site.

**ENVIRONMENTAL ISSUES**

A Phase I Environmental Site Assessment was completed and no evidence of contamination was found on the subject parcel.

**ENVIRONMENTAL SUSTAINABILITY**

Not applicable.

**GROWTH MANAGEMENT**

An ASP amendment to the Glacier Ridge ASP is currently being prepared to add a quarter-section of land, including this parcel, to the plan area. There are currently no utility services or emergency services for this parcel and therefore it is anticipated that a Growth Management Overlay will be applied to these lands as part of the ASP amendment. This policy amendment is anticipated to be before a public hearing of Council 2016 October 3.

As there is no approved Area Structure Plan in place for these lands, there is no Growth Management Overlay on the parcel. This land use redesignation proposal will provide for the temporary use of the land without encumbering the ultimate build out of the land, which will be articulated through the ASP amendment. The current lack of servicing does not pose a technical impediment to allowing the proposed storage and continued aggregate-oriented uses. These uses would be allowed to continue even if an Overlay is applied.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

There is no Community Association in this area.

**Citizen Comments**

No comments received by CPC Report submission date.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

Brown & Associates Planning Group (B& A) is submitting this Direct Control Land Use amendment application on behalf of 418125 Alberta Inc (Gurdit Bhullar), the property owner. This application proposes to amend the current DC 113D2010 District to a new DC District in order to allow for RV storage and self storage uses on the site on an interim basis until ultimate development is ready. A DC is required to ensure a time limit (5 to 10 years) is placed on the proposed uses, and when these interim uses are no longer required, a new District(s) will be proposed for the ultimate development. No permanent buildings are proposed. It is anticipated that the use will be on the site for ~10+ years.

This site has been used for gravel extraction purposes since 2010. This operation has currently ceased, though the owner is looking into pursuing further gravel extraction on the property. Reclamation work should be starting soon.

The Municipal Development Plan designates this site as a "Future Greenfield Area", which is intended to "restrict premature subdivision and development" but "allow for a limited range of uses that will not compromise the developability of the land for urban purposes". Our proposed interim RV and self-storage uses will not compromise the developability of the land for urban purposes.

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## APPENDIX II

### PROPOSED DIRECT CONTROL GUIDELINES

#### **Purpose**

- 1 This Direct Control District is intended to allow for:
- (a) **Vehicle Storage – Recreational and Self Storage Facility** as temporary *uses*; and,
  - (b) extraction and limited processing of aggregate found on the *parcel* on a temporary basis in advance of future urban development.

#### **Compliance with Bylaw 1P2007**

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

#### **Reference to Bylaw 1P2007**

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

#### **Defined Uses**

- 4 In this Direct Control District;
- (a) **“Aggregate and Concrete Plant”** means a *use*:
    - (i) where rock, gravel, sand and other earth material extracted from the *parcel* are sorted and stockpiled;
    - (ii) where rock extracted from the *parcel* may be crushed;
    - (iii) where cement may be mixed;
    - (iv) where part of the process associated with the *use* may be located outside of a *building*;
    - (v) where there may be conveyor belts, cranes, piping, silos, or any other machinery necessary for the processing of the *use*;
    - (vi) that may accommodate the packaging or shipping of the products made as part of the *use*;
    - (vii) that may have a *building* for administrative functions associated with the *use*;



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- (viii) that does not include an asphalt plant; and
- (ix) that must only be approved in conjunction with an approved **Pits and Quarries use**;
- (b) requires a minimum number of **motor vehicle parking stalls** that is the greater of:
  - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or
  - (ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time;
- (c) does not require **bicycle parking stalls – class 1**; and
- (d) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

**Permitted Uses**

**5** The **permitted uses** of the Industrial – Heavy (I-H) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the addition of:

- (a) **Extensive Agriculture.**

**Discretionary Uses**

**6** The following **uses** are **discretionary uses** in this Direct Control District:

- (a) **Aggregate and Concrete Plant;**
- (b) **Pits and Quarries;**
- (c) **Self Storage Facility; and**
- (d) **Vehicle Storage – Recreational.**

**Bylaw 1P2007 District Rules**

**7** Unless otherwise specified, the rules of the Industrial-Heavy (I-H) District of Bylaw 1P2007 apply in this Direct Control District.

**Development Permits**

- 8** (1) A **development permit** for an **Aggregate and Concrete Plant** or **Pits and Quarries** must not be issued for a period exceeding five (5) years.
- (2) A **development permit** application for an **Aggregate and Concrete Plant** or **Pits and Quarries** must contain the following additional information:

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- (a) an extraction plan containing a phasing plan and a geotechnical, hydrological and an environmental study;
  - (b) an operational plan containing a statement addressing the time frame and duration of the operation, and a noise, dust and traffic analysis; and,
  - (c) a reclamation plan containing a final grading plan and related phasing, material storage, compaction and revegetation information.
- (3) A *development permit* application for the **Vehicle Storage – Recreational or Self Storage Facility** must not be issued for a period exceeding seven (7) years.

**Motor Vehicle Parking Stall Requirement**

- 9 The *motor vehicle parking stall* requirement for **Vehicle Storage – Recreational and Self Storage Facility** is the requirement referenced in Part 4 of Bylaw 1P2007.

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APPENDIX III

**From:** [Daniel MacGregor](#)  
**To:** [Logan, Malcolm](#); [Tita, Matthias](#); [Carra, Gian-Carlo S.](#); [Keating, Shane](#); [Wright, Roy](#); [Gondek, Jvoti](#); [Morrow, Gregory](#); [Friesen, Colin](#); [Foht, Melvin](#); [Cope, Ian](#); [Holberton, Kimberly](#)  
**Cc:** [REDACTED]  
**Subject:** July 28 CPC for Spy Hill Interim Storage Yard DC, Item #5.05  
**Date:** July 26, 2016 1:01:15 PM  
**Attachments:** [image001.png](#)  
[1823-RVS-11-Concept Plan 24x36.pdf](#)

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Good afternoon Calgary Planning Commission members and staff,

I am the applicant for this Land Use application which will be presented at this Thursday's CPC meeting. I am representing the owner of the site, Dr Gurdit (Garry) Bhullar (Cc'd). Garry currently owns Cornerstone Storage at 8450 – 114 Avenue SE.

As noted in the report, we are proposing to redesignate the site to a new Direct Control District in order to allow for RV and self-storage and related uses on the site for a temporary period of time until ultimate development is ready to proceed. The site was most recently used for gravel quarrying operations, which ended last year, meaning the site is now vacant and unutilized.

We have a concurrent Development Permit application being reviewed by administration. Our latest Conceptual Site Layout is attached, though this may change slightly based on the final reclamation and stormwater work. The site is proposed to have a compacted gravel surface for the RV parking stalls and the self-storage units will be newer Sea Can containers. We are proposing fencing around the entire site, full landscaping along the north and east, and a berm along the east for screening purposes (primarily for the Nolan Hill residential community).

We discussed our proposal with all owners surrounding our site, including Walton, Lafarge, Volker Stevin, United Communities (representing Nolan Hill), and the Bearspaw Christian School. None of these groups had an issue with our proposal as currently shown.

The DP timeframe we have negotiated with the City and are now proposing is 7 years. We had originally agreed to 10 years, but it was later deemed that this may be too long of a period. We believe that 7 years is rational to allow the site to be fully operational and achieve a reasonable return on the relatively significant amount of investment (ie: grading, stormwater pond, fencing, landscaping, etc) required for the proposed uses. Ultimate development and full servicing to the area is not expected for at least 10 years, and is dependent on the progress of the Walton lands to the north and east.

We hope our proposal will be acceptable. Please let me know if you have any questions or comments in advance of this Thursday's CPC. I am free to discuss by email, phone, or in person. Otherwise, we look forward to seeing you at CPC.

Thank you for your time,

**DANIEL MACGREGOR**

C. Auld

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Community Planner | BCD Hons  
d | 403.692.4358  
[dmacgregor@bapg.ca](mailto:dmacgregor@bapg.ca)

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**B&A Planning Group** 600, 940 – 6 Avenue SW | Calgary, AB T2P 3T1 | [www.bapg.ca](http://www.bapg.ca)

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