

LAND USE AMENDMENT  
RESIDUAL SUB-AREA 03W (WARD 3)  
CENTRE STREET NORTH, SOUTH OF HIGHWAY 566  
BYLAW 140D2015

MAP 10NN

**EXECUTIVE SUMMARY**

This application proposes to redesignate an existing acreage along Centre Street N, north of Stoney Trail NE to allow the temporary use of General Industrial – Light within the existing buildings.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION**

2015 July 16

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 140D2015; and

1. **ADOPT** the proposed redesignation of 3.74 hectares ± (9.24 acres ±) located at 16600 Centre Street NE (Plan 9710687, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District **to** DC Direct Control District to accommodate light industrial uses, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 140D2015.

**REASON(S) FOR RECOMMENDATION:**

The proposed application provides for a use on the property to operate a sheet metal and air conditioning/refrigeration business until the land is ready for future residential development. The proposed Direct Control District will not compromise future urban development in the area and is consistent with the policies of the North Regional Context Study.

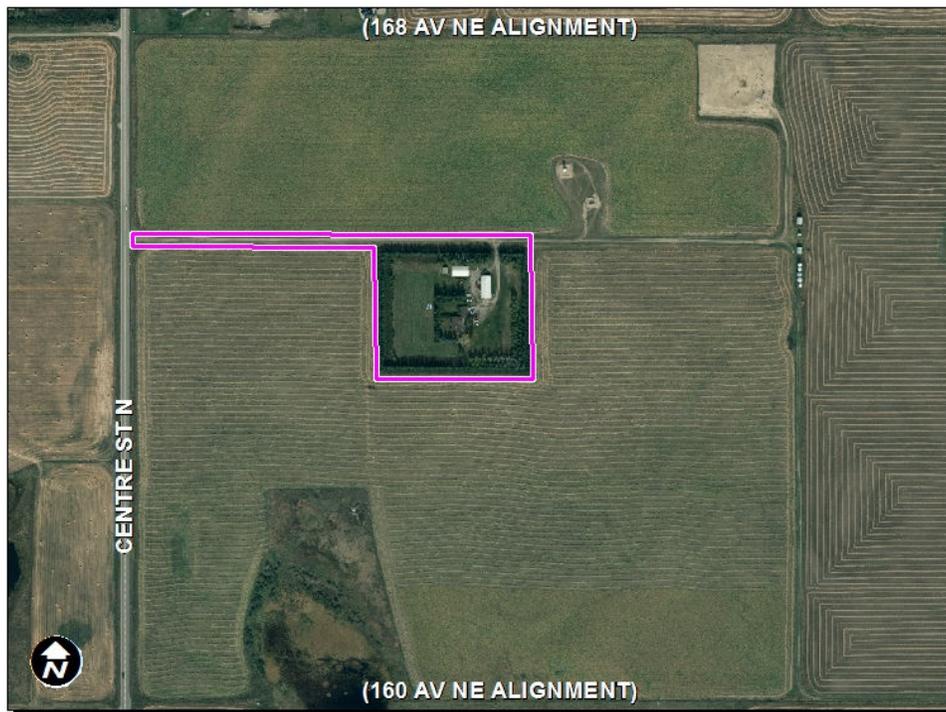
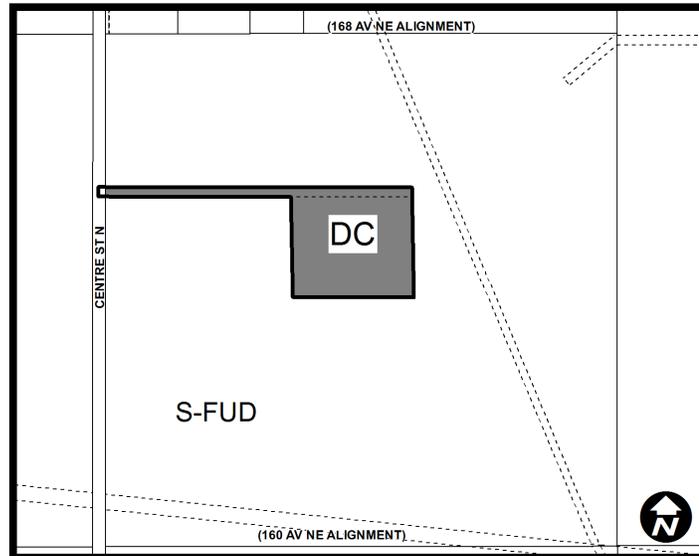
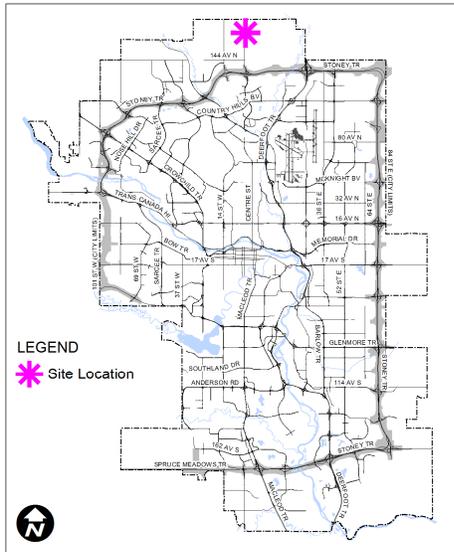
**ATTACHMENT**

1. Proposed Bylaw 140D2015

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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 3.74 hectares  $\pm$  (9.24 acres  $\pm$ ) located at 16600 Centre Street NE (Plan 9710687, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District to DC Direct Control District to accommodate light industrial uses with guidelines (APPENDIX II).

**Moved by: S. Keating**

**Carried: 9 – 0**

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Applicant:

Lois Habberfield

Landowner:

Lois Anita Habberfield

Planning Evaluation Content	*Issue	Page
<b>Density</b> <i>Is a density increase being proposed.</i>	N/A	
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	No	5
<b>Legislation and Policy</b> <i>Does the application comply with policy direction and legislation.</i>	Yes	5
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	No	6
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer, storm and emergency response) concerns.</i>	No	6
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
<b>Growth Management</b> <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	No	6

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## **PLANNING EVALUATION**

### **SITE CONTEXT**

The subject site is located in Cell F of the North Regional Context Study, along Centre Street north of 144 Avenue NE. The northern boundary of Keystone Hills Area Structure Plan is approximately 400 metres to the south. The site is an existing acreage with a dwelling and some existing workshop buildings surrounded by agricultural land. The building area is surrounded by a windbreak consisting of trees around the perimeter providing screening from adjacent neighbours.

### **LAND USE DISTRICTS**

The applicant proposes to redesignate the subject site from S-FUD Special Purpose – Future Urban Development (S-FUD) District to DC Direct Control District to allow for the additional use of General Industrial – Light as a temporary use within existing buildings. A Development Permit for General Industrial – Light may only be granted for a maximum of five years at a time in order to review the suitability of the use within a future residential area. The DC guidelines are attached in APPENDIX II.

### **LEGISLATION & POLICY**

#### Municipal Development Plan (MDP)

The subject site is currently designated as Future Greenfield. Land designated Future Greenfield may allow for a limited range of uses that will not compromise the developability of land for urban purposes.

#### North Regional Context Study (NRCS)

The subject site is designated Residential in the NRCS. The subject site is located within Cell F of the NRCS and there is currently no Area Structure Plan (ASP) for this area. There is currently no timeframe for the completion of an ASP for this area. Development may proceed prior to an ASP for Cell F if the proposed use will not compromise future urban growth in the area. The proposed use will be allowed only within existing buildings and can only be approved as a temporary Development Permit. Since the use is temporary, it is deemed appropriate at this time in the designated Residential area in the NRCS.

#### Rocky View County/City of Calgary Intermunicipal Development Plan

This area of the City is also under the policies of the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP). The application was circulated to Rocky View County and no objections were received.

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**TRANSPORTATION NETWORKS**

The proposed use is expected to generate minimal trips to the site and thus a Transportation Impact Assessment was not required.

**UTILITIES & SERVICING**

The subject site will continue to use the limited utilities that currently exist. The parcel is located in an area that is not serviced and is outside of the 10 year capital budget.

**ENVIRONMENTAL ISSUES**

An environmental site assessment was not required for this application.

**ENVIRONMENTAL SUSTAINABILITY**

None.

**GROWTH MANAGEMENT**

The proposed redesignation and development creates no impacts to the capital budget and therefore there are no growth management concerns at this time. Servicing to the area will probably be more than 10 years away. The proposed use would not inhibit future urban development.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

There is no community association in this area or close by.

**Citizen Comments**

No comments received by CPC Report submission date.

**Public Meetings**

No public meetings were held.

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## APPENDIX I

### APPLICANT'S SUBMISSION

The property in question, Lot 1, Plan 9710687, consists of approximately 9.24 acres and was annexed from Rocky View County in 2007. The street address is 16600, Centre St. NE, Calgary, AB. My parents, Walter and Lucille Bushfield, farmed in the Balzac area since their marriage in 1946 and this was their farmsite since 1978. Walter has lived his whole life in this district and he will turn 90 in May, 2015. The acreage was subdivided from the SW 1/4 Section 10, Twp 26, Range 1, W5 in the 1990's. Lucille passed away in January of 2015 after being in a care facility for just over two years. Walter made the decision to move to Luxstone Manor in Airdrie in April of 2014. He decided to rent out his acreage so that the house and farm buildings would not deteriorate by sitting empty and subject to vandalism.

My husband, Douglas Habberfield, and I leased the acreage under the name Habberfield Cattle Co. from my parents so that we can hay approximately 6 acres and/or pasture it. Rather than rent out the house and 2 machinery shops to strangers, we would like to **rezone** the property, or part of it, to accommodate Doug's commercial air conditioning and refrigeration company, Comfort-Aire Ltd and his other company, Diamond Sheet Metal Ltd. The house and shops would be ideal for his office requirements, sheet metal work and equipment storage. The current building in Calgary that houses these two businesses requires some structural repairs and lacks parking. This acreage site is completely surrounded by a mature shelterbelt and vacant farmland. Walter has recently transferred the title to my name.

I realize that the current S-FUD zoning does not include a permitted or discretionary use that would suit our needs. We live 5 miles away and do not plan to move to this acreage which might allow for a home-based business. This area does not yet have an ASP so development is probably 10 or more years away.

I am thinking a DC bylaw might accomplish what we need. We are prepared to relocate once urban development comes to this area of Calgary.

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## APPENDIX II

### PROPOSED DIRECT CONTROL GUIDELINES

#### **Purpose**

- 1 This Direct Control District is intended to allow for the additional temporary use of **General Industrial – Light** within *buildings* existing at the time of the effective date of this bylaw.

#### **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.

#### **Permitted Uses**

- 4 The *permitted uses* of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

#### **Discretionary Uses**

- 5 The *discretionary uses* of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District with the addition of:

- (a) **General Industrial - Light**

#### **Bylaw 1P2007 District Rules**

- 6 Unless otherwise specified, the rules of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 apply in this Direct Control District.

#### **Use Rules**

- 7 A *development permit* for **General Industrial – Light** may only be granted for a maximum of five years at a time.