

Background and Planning Evaluation

Background and Site Context

The subject site is a residual parcel located within the Transportation & Utility Corridor at the southeast intersection of Stoney Trail NE and McKnight Boulevard NE in Residual Ward 10 – Sub Area 10E. The subject site is approximately 0.98 hectares (2.42 acres) in size and is currently undeveloped. The parcel is bounded by the Stoney Trail NE Transportation & Utility Corridor to the north and west, and Special Purpose – Future Urban Development (S-FUD) District parcels to the south and east respectively. The subject site is a remnant parcel from the Stoney Trail NE development and was purchased from Alberta Infrastructure in January 2018.

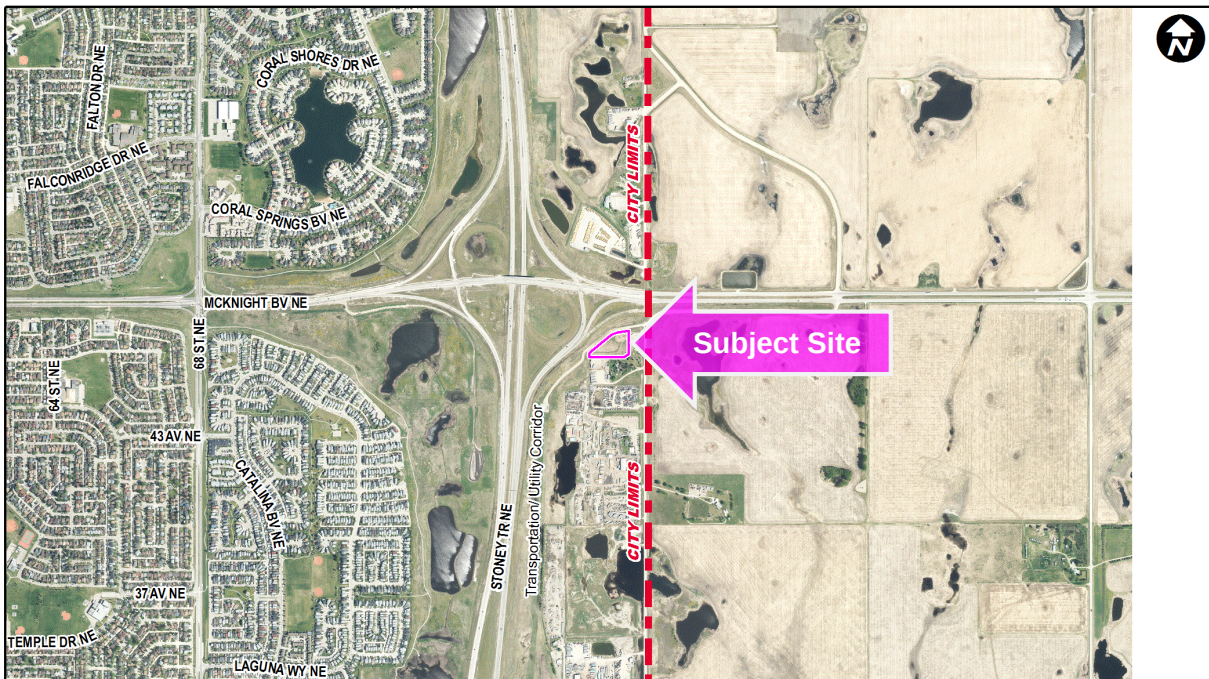
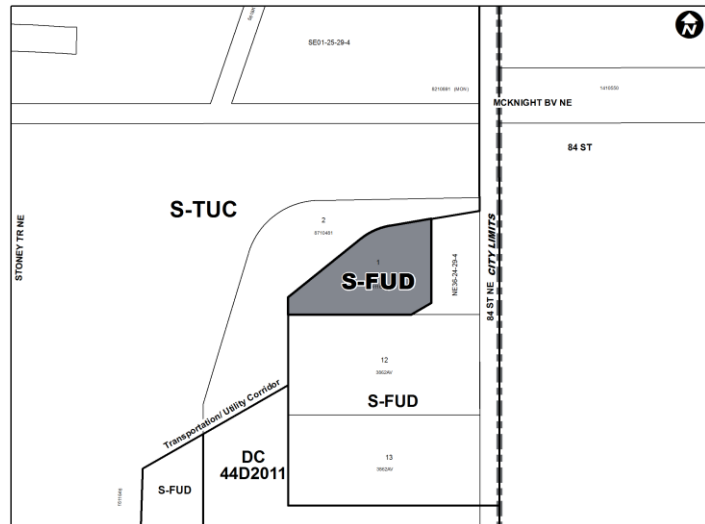
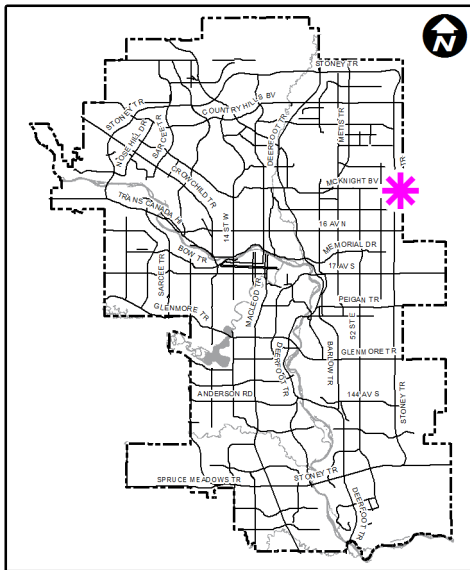
The adjacent parcel to the east is designated S-FUD District and had a development permit approved on 2023 August 10 for the construction of a single detached dwelling. The parcel to the south is designated S-FUD and contains an existing dwelling and outdoor storage. There is an ATCO operation to the southwest of the site, with an access road extending from 84 Street NE along the north and western sides of the subject site. Existing development further south of the subject site comprises temporary light industrial uses including vehicle storage and an auction operation. Rocky View County lands east of 84 Street NE are currently utilized in agricultural operations but are proposed for commercial and light/medium industrial development.

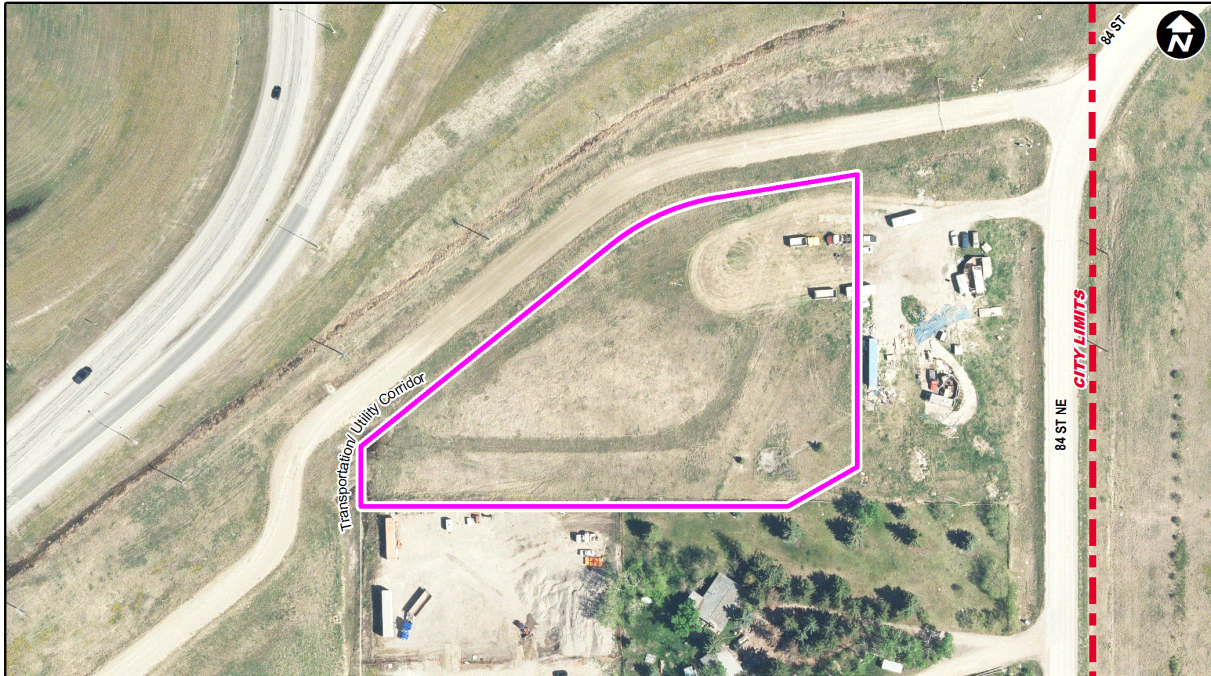
This land use amendment application was initially submitted on 2021 January 21 and reviewed by the Development Application Review Team (DART) through their standard review practices. A Detailed Team Review was issued on 2022 July 26 which contained a Prior to Calgary Planning Commission comment that requested the landowner to execute and register an Access Easement Agreement on title for the purpose of providing legal access to the parcel. The land use amendment application was re-activated on 2024 April 9 when the applicant submitted an Access Easement Agreement that was successfully registered on title. Considering this delay, once the application was re-activated, Administration recommended further consultation with adjacent property owners, to ensure up to date information was provided.

Community Peak Population Table

There is no population data available as the subject site is within the residual growth area.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Special Purpose – Transportation and Utility Corridor (S-TUC) District is intended for lands located within the provincial transportation and utility corridor, where the primary purpose is to provide for provincial transportation facilities and other compatible uses if temporary and removable.

The proposed Special Purpose – Future Urban Development (S-FUD) District is intended for lands that are awaiting urban development and utility servicing. The S-FUD District provides for limited uses which can easily be removed to allow for future urban development.

Single Detached Dwelling and Accessory Residential Building are listed as permitted uses in the S-FUD District.

Development and Site Design

The rules of the proposed S-FUD District would provide guidance for the future development of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this site, additional items that will be considered through the development permit process include the following:

- servicing, as the site is currently not serviced with water, sanitary or stormwater infrastructure; and

- updating the access right of way submitted for the Access Easement Agreement, as it was based on an old access right of way.

Transportation

The site is located east of Stoney Trail NE, west of 84 Street NE, which is a rural standard street. As such, the network lacks sidewalks and pathways, making it accessible only by motor vehicles. There is no transit service to this area, and no other pedestrian infrastructure like sidewalks or pathways connecting transit riders from transit zones to this site. The nearest transit service is located more than 2 kilometers away west of Stoney Trail NE in the communities of Monterey Park and Coral Springs. The City's Always Available for All Ages and Abilities (5A) bicycle network includes a pathway planned for the east side of Stoney Trail NE and for the north side of McKnight Boulevard NE. Timelines for construction of these pathways are unknown.

An Access Easement Agreement with the adjacent owner to the east has been registered on title to provide legal access to the site from 84 Street NE.

Environmental Site Considerations

There are no environmental concerns flagged for this parcel.

Utilities and Servicing

No water main, storm sewer, or sanitary sewer is available to service the property. As the proposed use is a single detached dwelling, Administration has no objection to this proposed land use. A single detached dwelling would be serviced by a private well, and septic and stormwater will be contained on site.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Rocky View County/City of Calgary Intermunicipal Development Plan (Statutory – 2012)

The subject site is located within the Residual Long-Term Growth Areas as identified on Map 3 of the [Rocky View County/City of Calgary Intermunicipal Development Plan \(2012\)](#) (IDP). The objectives of the Residual Long-Term Growth Areas are to accommodate temporary uses within the residual parcels prior to comprehensive development through an Area Structure Plan (ASP) and to integrate planning with adjacent lands within Rocky View County. Prior to the approval of an ASP, approval of temporary uses may be considered on a discretionary basis. A temporary use is considered to be one that can be removed within a short period of time, has no permanent structures, and does not require urban utility services. The City has cautiously been supporting some limited new dwellings in these areas through site specific servicing options, and based on scope and scale of the proposal and input from intermunicipal partners. The land

use amendment application was circulated to Rocky View County for comment in accordance with the requirements of the IDP. The County indicated no objection to the proposed land use amendment. The proposed land use district complies with the general policies of the IDP.

Municipal Development Plan (Statutory – 2009)

The subject site is identified within the Transportation/Utility Corridor and Future Greenfield area on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). It is further identified within the Intermunicipal Development Area Rocky View County on Map 5 – Jurisdictional Areas of the MDP. Future Greenfield areas are lands identified for future urban development that do not have an approved Area Structure Plan in place. Policies allow for a limited range of uses that will not compromise the developability of the land for urban purposes. Administration has discretion on assessing limited development opportunities on the proposed S-FUD lands. Due to the minimal scope and scale of the application, the general alignment with the IDP, and lack of concern from intermunicipal partners, the application can be deemed to be consistent with the policy direction.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.