

## NOVEMBER 15 COUNCIL UPDATE

- **HeatherGlen Industrial Business Park granted approval in Div 5**
- **Creation of 2 3-acre lots on Big Sky Close approved**
- **Application to create 20-acre parcel approved in Division 8**
- **Road closures approved in Division 9 and Division 2**

### **HeatherGlen Industrial Business Park granted approval in Div 5**

An application to consider Division 5's HeatherGlen Industrial Business Park Concept Scheme and to have the lands redesignated from Recreational Business District to Direct Control District was approved 7-0. Councillor Mark Kamachi and Reeve Greg Boehlke were absent.

The subject 160-acre parcel is located within the Janet Business Area. The property contains an existing 9-hole golf course and is separated from the remainder of the Serenity golf course by the Western Irrigation District canal.

The quarter section in which the subject land is located is composed of predominantly commercial and industrial land uses. As well, lands to the north, west, and east of the site are designated for commercial, industrial, and business uses

There was concern that certain types of industrial use could cause potential conflict with a residential neighbourhood to the southeast of the proposed parcel. As such, an additional motion was unanimously approved to make Council the development authority on the three lots in closest proximity to the residential development.

The applicant also indicated he would move some of the existing trees from within the golf course to provide additional buffering along the canal.

### **Creation of 2 3-acre lots on Big Sky Close approved**

An application to divide a 6+acre parcel into one 3-acre and one 3.14-acre lot was approved unanimously on Big Sky Close in Division 8.

The application received 6 letters of support. The applicants noted they had engaged all of their immediate neighbours and had received their buy-in. Administration found the application to be compliant with County policy.

### **Application to create 20-acre parcel approved in Division 8**

An application for a 20-acre parcel with a 100-acre remainder was unanimously approved on Range Rd 24 in Division 8. Administration found the application to be non-compliant with County policy based on its agricultural zoning and panhandle access.

While I am not a fan of panhandles, in this particular instance the panhandle already exists, as does the family home and business - a tree farm. Not to mention, the panhandle is directly beside another driveway. If the lands were to be further developed there is sufficient space to combine the driveways to make a road.

The applicants had indicated they wanted to keep the 20-acre parcel for themselves, while their son would take over the 100-acre remainder for farming. This rationale falls under the new and distinct use. While these are designated ag lands under the Bearspaw Area Structure plan (BASP), the Bearspaw Area

Structure plan does speak to 4-acre lots. Not to mention, the property is only a couple of quarter sections away from the soon to be home of 60,000 Calgary residents in Glacier Ridge. Considering all of these factors, a 20-acre lot seemed reasonable.

### **Road closures approved in Division 9 and Division 2**

A 1.43-acre application to close a road in Division 9 and a 0.54-acre application to close a road in Division 2 were approved unanimously.

Both applications had letters of support from neighbouring parcels. The roads will be closed and the lands consolidated with the adjoining parcels that had requested the closures.