


**ADD-ON MISCELLANEOUS PLANNING ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
FOOTHILLS CROSSING ASP
April 6, 2022**

AMENDMENT TO PROPOSED ASP	
	ADDITIONAL POLICY FOR FOOTHILLS CROSSING AREA STRUCTURE PLAN
	DIVISION NO.: 1 COUNCILLOR: DEPUTY REEVE ROB SIEWERT
REQUESTS: <ol style="list-style-type: none">1. Council is asked to review and consider accepting a new policy to be included in the proposed Foothills Crossing Area Structure Plan (ASP) relating to providing access to the dealerships in the north end of the Plan Area.2. Council is asked to consider directing administration to submit the proposed Foothills Crossing ASP to the Calgary Metropolitan Region Board for consideration for approval.	
FILE MANAGER: Julie McLean	

BACKGROUND:

On March 23, 2022 subsequent to a public hearing, Foothills County Council granted first reading to Bylaw 14/2022 which upon third reading will adopt the Foothills Crossing ASP.

During the public hearing, concerns were brought forward by the owners / operators of the existing farm implement dealerships at the north end of the Plan Area. They were opposed to the proposed transportation concept which would move the existing service road and change their access from the west side to the east side of their properties.

To mitigate these concerns, as part of the motion granting first reading to Bylaw 14/2022 adopting the ASP, Council directed administration to “draft a policy to ensure flexibility in the road layout within the ASP Area in order to accommodate the west access to the existing dealerships near the north end of the highway frontage service road”.

PROPOSED POLICY:

Since the purpose and intent of the motion was to enable the two existing businesses to continue to operate as they have in the past, staff felt it was most appropriate to add a policy to Section 8.1 of the ASP which addresses existing uses. Staff propose adding a new policy to Section 8.1.1 as follows:

8.1.1.5 Flexibility in the road layout from that illustrated in the Transportation Concept may be accommodated to allow for continued access from the west to the existing farm implement dealerships at the north end of the Plan Area without requiring an amendment to this Plan.

REQUESTS OF COUNCIL:

1. Council is asked to review and consider accepting the new policy to be included in the proposed Foothills Crossing Area Structure Plan (ASP) relating to providing access to the dealerships in the north end of the Plan Area.
2. Council is asked to consider directing administration to submit the proposed Foothills Crossing ASP to the Calgary Metropolitan Region Board for consideration for approval.

Suggested Motion:

That Council accept the additional policy to be included in Section 8.1.1 of the Foothills Crossing Area Structure Plan to address access to existing businesses as presented and direct staff to submit the ASP document to the Calgary Metropolitan Region Board for consideration for approval.

APPENDICES:

APPENDIX A: ASP Section Containing Draft Policy

8. Implementation

8.1 Existing Uses

Prior to the anticipated commercial or recreational development proceeding in the Plan Area, it is acknowledged that landowners will wish to continue to utilize their property as they have in the past, and this is recognized in the guiding principles for the ASP. Existing uses include agricultural operations including farmsteads, residential uses, approved light industrial and commercial uses and a church. All currently approved uses will be allowed to continue in accordance with the Land Use Bylaw and existing development permit approvals. It is the intent that the continuation of agricultural uses in particular, be supported as long as possible, especially in the area that is allocated as Phase 2 of the development.

8.1.1 Existing Uses Policies

- 8.1.1.1 The continuation of existing agricultural operations in the Plan Area in accordance with the agricultural land use district is supported and encouraged.
- 8.1.1.2 Existing residential uses are allowed to continue but new residential development in the Plan Area should not be supported.
- 8.1.1.3 Existing businesses may continue to operate in accordance with the applicable land use district and existing development permit approvals. Approvals for business expansions or for new businesses shall be in accordance with this Plan.
- 8.1.1.4 ~~The church at the south end of the Plan Area is recognized as an existing use.~~
- 8.1.1.5 Flexibility in the road layout from that illustrated in the Transportation Concept may be accommodated to allow for continued access from the west to the existing farm implement dealerships at the north end of the Plan Area without requiring an amendment to this Plan.