

PLANNING

TO:	Council	
DATE:	April 11, 2023	DIVISION: Division 4
TIME:	Afternoon Appointment	
FILE:	06724008	APPLICATION: PL20220106
SUBJECT:	Redesignation Item: Residential Use	

APPLICATION: To redesignate the subject lands from Agricultural, Small Parcel District (A-SML p8.1) to Residential, Country Residential District (R-CRD) to facilitate future subdivision.

GENERAL LOCATION: Located approximately 0.41 kilometres (0.25 miles) west of Bearspaw Road, approximately 0.41 kilometres (0.25 miles) south of Rocky Butte Road, and approximately 6.80 kilometres (4.23 miles) northwest of the city of Calgary.

EXECUTIVE SUMMARY: The subject parcel is located within the Bearspaw Area Structure Plan (ASP). The purpose of the proposed redesignation and future subdivision of the lands is to accommodate country residential development. The currently vacant parcel is accessed from the internal subdivision road of Vincent Bluffs Crescent, and a piped water connection with Rocky View Water Co-op runs parallel to the parcel's eastern and southern boundaries.

Although the Applicant is currently proposing the future subdivision of two lots, the application proposes redesignation of the entire subject lands to Residential, Country Residential District (R-CRD); this would facilitate the potential subdivision of nine additional lots.

The application was reviewed principally against the country residential policies within Section 10.0 (Country Residential Development) of the County Plan and Section 8.1 (Country Residential) of the Bearspaw ASP, and was found to be in conflict with these statutory plans. With respect to the Bearspaw ASP, the subject lands are located within the agricultural area (Development Priority Area 4), which does not support country residential development, unless an amendment to the ASP is made and a conceptual scheme is submitted. As Development Areas 1 to 3 are not near to full build-out, there is no valid rationale for supporting country residential development in Area 4, which is currently supported as a transition for lands outside of the ASP area.

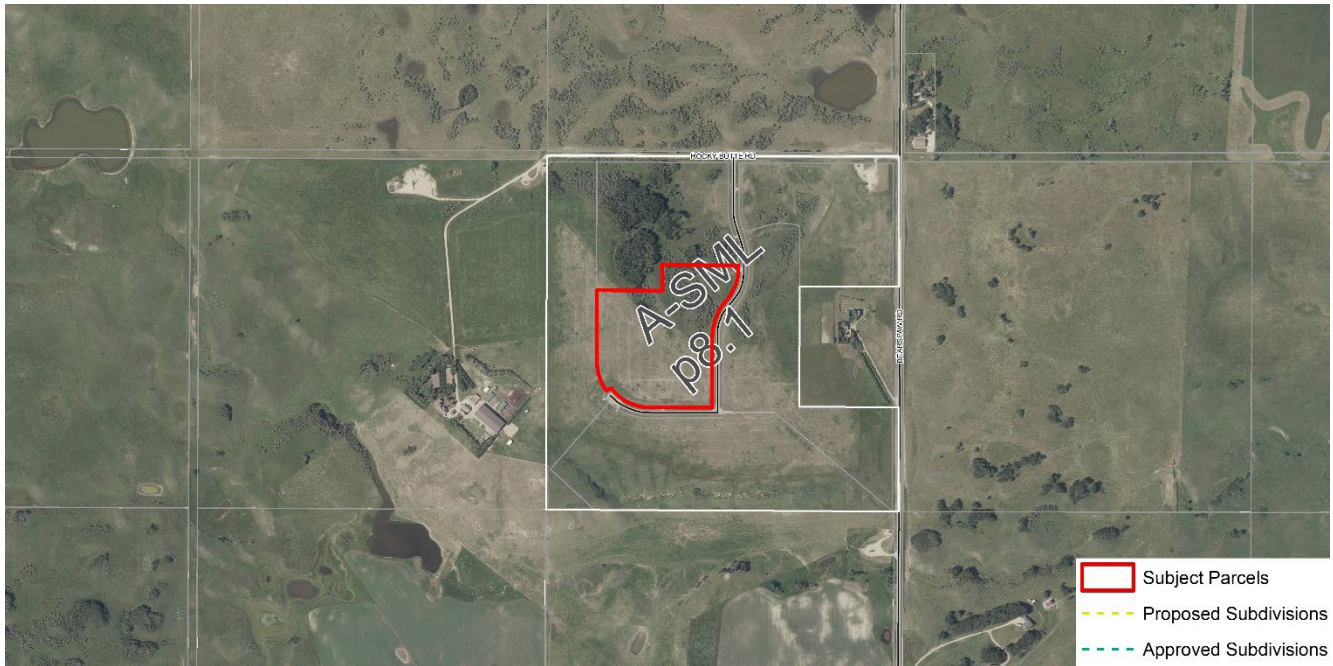
ADMINISTRATION RECOMMENDATION: Administration recommends refusal in accordance with Option #2.

OPTIONS:

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| Option #1: | Motion #1 | THAT Bylaw C-8385-2023 be given first reading. |
| | Motion #2 | THAT Bylaw C-8385-2023 be given second reading. |
| | Motion #3 | THAT Bylaw C-8385-2023 be considered for third reading. |
| | Motion #4 | THAT Bylaw C-8385-2023 be given third and final reading. |
| Option #2: | THAT application PL20220106 be refused. | |



AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION: The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Calgary Metropolitan Region Growth Plan; • Municipal Development Plan (County Plan); • Bearspaw Area Structure Plan; • Land Use Bylaw; and • County Servicing Standards. 	<ul style="list-style-type: none"> • Confirmation of Water Servicing Capacity, Rocky View Water Co-op, May 17, 2022.

POLICY ANALYSIS:

Calgary Metropolitan Region Growth Plan (RGP)

The subject proposal is not aligned with the Bearspaw Area Structure Plan (ASP). An amendment to the ASP to allow for country residential development in this agricultural area of the ASP may require referral to the Calgary Metropolitan Region Board (CMRB).

Municipal Development Plan (County Plan)

Section 10.0 (Country Residential Development) emphasizes the need for new country residential development to comply with the relevant area structure plan. The proposal does not align with the country residential policies outlined in the Bearspaw ASP.

Bearspaw Area Structure Plan (ASP)

The subject parcel is designated for agricultural use as per Figure 7 of the Bearspaw Area Structure Plan. Policy 8.1.4 in the Bearspaw ASP does not consider country residential to be an appropriate land use in the identified agricultural areas. Figure 8 of the ASP outlines Development Priority Areas within the



plan area; Development Priority Areas 1 through 3 are not fully built out and are not expected to be built out in the near future. Therefore, areas outside the identified Development Priority Areas should not be considered for country residential development at this time.

Policy 8.1.5 recommends an amendment be made to the ASP if the municipality considers country residential an appropriate use in the identified agricultural areas. Policy 8.1.6 states that a concept plan may be required when determining if country residential is an appropriate use in the agricultural area. The Applicant has declined to provide a Concept Plan or ASP amendment to align the proposal with these policies.

Although the Applicant is currently proposing two new lots, the application states that future development is expected on the remainder lands and anticipates each future lot to be approximately two acres in size. The proposed redesignation would allow for the potential subdivision of nine new lots on the subject lands. Therefore, if Council is inclined to support the subject proposal, Administration would recommend a Concept Plan for the subject land be prepared to accompany the amendment proposal. The Concept Plan would ensure policy is created to guide orderly residential development and minimize impacts on surrounding agricultural uses, as well as requiring that each lot be appropriately serviced. Furthermore, Administration would recommend that the Applicant submit an application to amend the Bears paw ASP to allow for Country Residential land use within this area as per Policy 8.1.5.

Lastly, the subject land is located approximately 240 metres from a parcel with an active Confined Feeding Operation and approximately 115 metres east of an Agricultural, General parcel. Policy 8.4.8 of the Bears paw ASP states where non-agricultural land uses are proposed adjacent to or within close proximity to an agricultural land use, the proposed non-agricultural activity may, at the Municipality's discretion, be required to locate a minimum of 460 metres from the property line of the affected land use or a greater distance as determined by the Municipality. Although it does not appear the proposal would negatively impact the existing agricultural operations in the area, it may not be an ideal area for residential development, as the operations on the surrounding agricultural parcels may create offsite impacts such as noise and smell.

Land Use Bylaw C-8000-2020

The proposed redesignation meets the minimum parcel size requirements of the Land Use Bylaw. However, redesignation of the \pm 8.10 hectare (\pm 20.02 acre) parcel to Residential, Country Residential District (R-CRD) would allow for the creation of nine additional lots without the benefit of a Concept Plan to guide orderly residential development on site.

Agricultural Boundary Design Guidelines

Development adjacent to agricultural land should adhere to the guidance provided within the County's Agricultural Boundary Design Guidelines to minimize land use conflicts between residential and agricultural uses. Strategies that minimize these conflicts include buffering through distance and vegetation use, designing lot layout to minimize access and boundary length between uses, and road design that limits issues such as trespassing.

Should Council be inclined to support the subject proposal, a conceptual scheme that integrates the recommendations of the Agricultural Boundary Design Guidelines would be beneficial for both the surrounding agricultural lands and the proposed residential development.

ADDITIONAL CONSIDERATIONS:

Potential Future Development

In addition to the subject parcel, there are five other parcels within the subject quarter section with an Agricultural, Small Parcel District (A-SML p8.1) designation, ranging from approximately 20 to 33 acres in size. When the subdivision for these parcels was originally approved (Subdivision Application 2006-RV-003), the Council Report noted that the Owner designed the infrastructure and lot layout in such a



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manner as to accommodate future residential development should the future Owner(s) apply for a change in land use and Council concurs.

Respectfully submitted,

Concurrence,

“Matt Boscarol”

“Dorian Wandzura”

Executive Director
Community Services

Chief Administrative Officer

CB/bs

ATTACHMENTS:

ATTACHMENT ‘A’: Application Information

ATTACHMENT ‘B’: Application Referrals

ATTACHMENT ‘C’: Bylaw C-8385-2023 & Schedule ‘A’

ATTACHMENT ‘D’: Map Set

ATTACHMENT ‘E’: Public Submissions