



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	February 9, 2021	DIVISION: 3
TIME:	Afternoon Appointment	
FILE:	04702011	APPLICATION: PL20190140
SUBJECT:	Redesignation Item – Residential	

APPLICATION: To redesignate the subject land from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) to facilitate the subdivision of seven lots.

GENERAL LOCATION: Located approximately 0.21 km (1/8 mile) south of Highway 8 and on the east side of West Meadows Estates Road.

LAND USE DESIGNATION: Residential, Rural District (R-RUR).

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8011-2020 on February 25, 2020. The Bylaw has been amended to reflect the new land use districts. The application is consistent with the relevant policies of the County Plan.

ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS

- Option # 1:
- Motion #1 THAT Bylaw C-8011-2020 be amended in accordance with Attachment B.
 - Motion #2 THAT Bylaw C-8011-2020 be given second reading, as amended.
 - Motion #3 THAT Bylaw C-8011-2020 be given third and final reading, as amended.
- Option # 2: That application PL20190140 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, Planning & Development Services

**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> • Municipal Development Plan • Land Use Bylaw • County Servicing Standards 	<ul style="list-style-type: none"> • Geotechnical Engineering Report, McIntosh Engineering Ltd (October, 2018) • Confirmation of Water Supply, Westridge Utilities (December, 2019) • Conceptual Stormwater Management Plan, Osprey Engineering (June, 2020)

POLICY ANALYSIS:County Plan

The subject land is located outside of the boundaries of an existing area structure plan; therefore, the application was assessed in accordance with the County Plan. The County Plan provides support for the redesignation of parcels less than 24.7 acres in size and within a fragmented quarter section provided the application is supported by a lot and road plan. The lot and road plan is to include all residential or small agricultural acreages adjacent to the application, provide design measures to minimize adverse impacts on existing agriculture operations, and demonstrate potential connectivity to residential or small agricultural acreages outside the lot and road plan area.

Parcels within the quarter section are designated Residential, Rural District; and Residential, Country Residential District. Parcels outside of the quarter section include a mix of Residential, Rural District; Residential, Country Residential District; and Direct Control Districts. The Tsuut'ina Nation Reserve is located immediately south. Due to the existing land uses within the area, it is expected there would be minimal impact on agricultural operations.

The subject parcel is adjacent to an existing residential subdivision to the east and north, and is bound by West Meadows Estates Road to the west. The Applicant was directed to explore a potential future road connection to the south; however, the proposed location of the stormwater management facility would limit its viability. Further, the lot and road plan has sufficiently demonstrated that the remainder of the quarter section could be developed further without this connection. The existing road infrastructure within the area provides connectivity outside of the lot and road plan area.

The proposed subdivision would be serviced by Westridge Utilities Inc. and packaged sewage treatment systems. Confirmation from Westridge was provided, dated December 18, 2019, confirming capacity has been reserved for the proposed lots. Piped sewer service is not available to the proposed development as the subject land is located outside of the Master Service Agreement (between the City of Calgary and Rocky View County) for sewer collection services.

A conceptual stormwater management plan was provided in support of the application. The plan is consistent with the Springbank Master Drainage Plan and the County Servicing Standards, and recommends the use of stormwater ponds to manage stormwater flows resulting from the development.

A trip generation letter was submitted with the application and concluded that the proposed development would not trigger any upgrades to the local infrastructure and that further analysis (i.e.: a TIA) is not warranted.



A geotechnical report was also provided with the application and concludes there are no geotechnical constraints to the proposed subdivision. All technical requirements would be required to be satisfied at the subdivision stage.

The Applicant held an open house on May 13, 2019, and provided a summary of the feedback.

Land Use Bylaw

The proposed land use district is the appropriate designation for the intended use and parcel size of the subject lands.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

XD/sl

ATTACHMENTS

ATTACHMENT 'A': Application Information
ATTACHMENT 'B': Application Referrals
ATTACHMENT 'C': Bylaw C-8011-2020 and Schedule A
ATTACHMENT 'D': Map Set
ATTACHMENT 'E': Public Submissions