



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: February 9, 2021 **DIVISION:** 4
TIME: Afternoon Appointment
FILE: 03305012 **APPLICATION:** PL20200028
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 one lot.

GENERAL LOCATION: Located approximately 0.2 km (1/8 mile) north of Twp Rd 230 and on the west side of Rge Rd 284A.

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

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8044-2020 on May 26, 2020. The Bylaw has been amended to reflect the new land use districts under Land Use Bylaw C-8000-2020. The application is consistent with the relevant policies of the County Plan and Rocky View County/City of Calgary Intermunicipal Development plan.

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

OPTIONS

- Option # 1: Motion #1 THAT Bylaw C-8044-2020 be amended in accordance with Attachment B.
 Motion #2 THAT Bylaw C-8044-2020 be given second reading, as amended.
 Motion #3 THAT Bylaw C-8044-2020 be given third and final reading, as amended.
 Option # 2: That application PL20200028 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Oksana Newmen, Planning and 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 • Rocky View County/City of Calgary Intermunicipal Development Plan • Land Use Bylaw • County Servicing Standards 	<ul style="list-style-type: none"> • PSTS previously provided with PRDP20193850 • Water Well Drilling Report provided with PRDP20193850.

POLICY ANALYSIS:Intermunicipal Development Plan

The subject property is located in an identified City of Calgary residential growth area. Growth areas are to be evaluated in accordance with the County Plan and Land Use Bylaw. The City did not respond to our request for comments. The proposal is consistent with the fragmented quarter section policies of the plan.

County Plan

The subject land is located outside of the boundaries of an 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.

The subject quarter section is bisected by the WID Canal, limiting potential connections to the western portion of the lands; it is bordered by the City of Calgary to the north and south, and Range Road 284A to the east. All parcels within the section are designated Residential, Rural District, so there would be minimal potential impact on adjacent agricultural operations. The lot and road plan demonstrates a transportation network within the quarter section, which would support further redesignation and subdivision potential. Connectivity to the north and south has been identified on the western portion of the quarter section. There is limited potential connectivity outside of the quarter section. The proposal provides an effective and efficient potential road network while maximizing lot yields through an efficient development pattern.

The subject parcel is developed with a dwelling, accessory buildings, and an accessory dwelling unit. The proposed subdivision would separate the dwelling from the accessory dwelling unit and accessory buildings. At the development permit stage for the accessory dwelling unit, the Applicant provided a PSTS report and a Well Drillers' Report. A stormwater report was not required at that time as the development would have minimal effects on the drainage pattern. The existing dwelling is serviced by water well and septic field.

The Applicant did not provide a summary of any community consultation; however, no comments were received in response to the circulation by the County. The lot and road plan provides a shadow plan as to how the quarter section could further subdivide and, at the subdivision stage, a road acquisition agreement would be required to facilitate the potential development pattern for the adjacent parcels.



Land Use Bylaw

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

ADDITIONAL CONSIDERATIONS:

N/A.

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

ON/sl

ATTACHMENTS

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-8044-2020 and Schedule A

ATTACHMENT 'D': Map Set