



# COUNCIL REPORT

## Subdivision Item: Residential

Electoral Division: 4

File: PL20210160/08603006

Date:	March 12, 2024		
Presenter:	Christine Berger, Planner 2		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

## REPORT SUMMARY

The purpose of this report is to assess a proposed subdivision of Block 1, Plan 7410333 within SE-03-28-02-W05M to create a  $\pm 1.68$  hectare ( $\pm 4.15$  acre) parcel, a  $\pm 1.80$  hectare ( $\pm 4.44$  acre) parcel, a  $\pm 1.82$  hectare ( $\pm 4.51$  acre) parcel, and a  $\pm 2.04$  hectare ( $\pm 5.04$  acre) parcel.

The application was evaluated in accordance with the *Municipal Government Act*, Matters Related to Subdivision and Development Regulation, Municipal Development Plan (County Plan), and the *Land Use Bylaw*.

The application is generally consistent with Section 10.0 (Country Residential) of the County Plan, as well as the requirements of the *Land Use Bylaw*.

Council is the Subdivision Authority for the subject application due to the letters of concern and objection received from landowners within the application circulation area, in accordance with section 5(2) of the *Subdivision Authority Bylaw* (C-8275-2022).

## ADMINISTRATION'S RECOMMENDATION

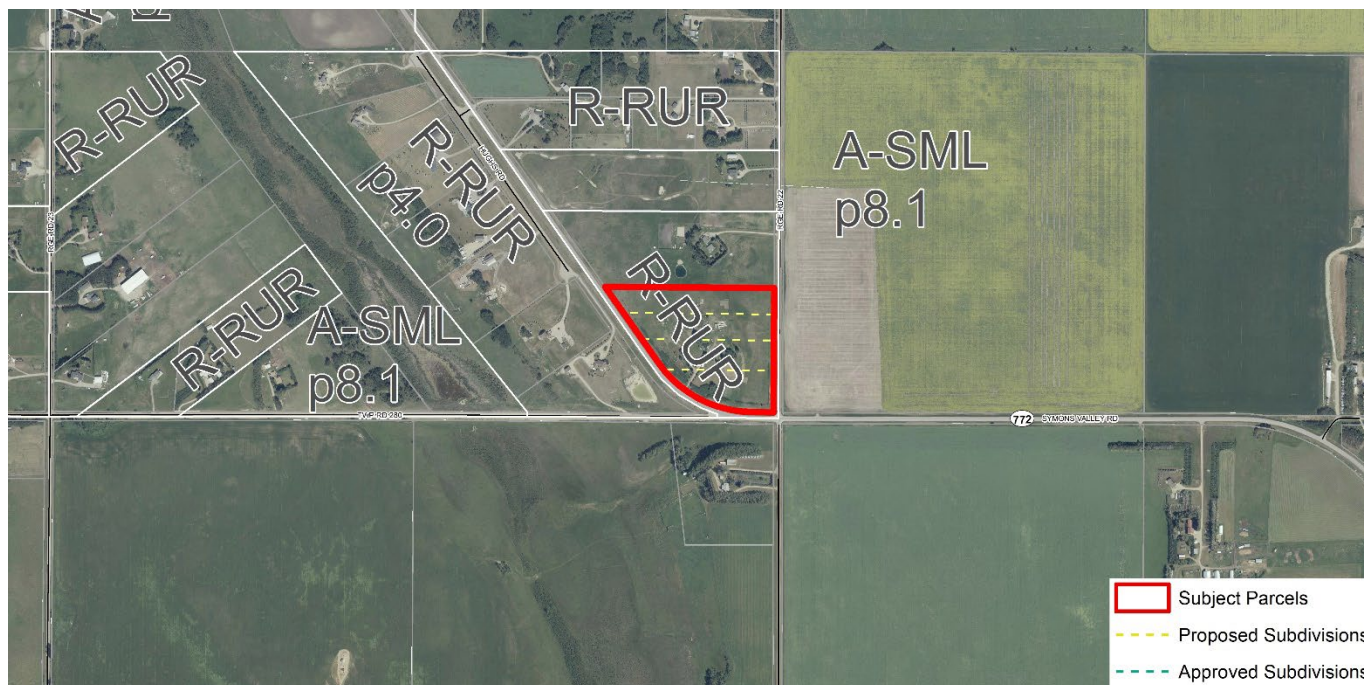
THAT subdivision application PL20210160 be approved subject to conditions noted in Attachment F.

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### BACKGROUND

#### Location (Attachment A)

The subject parcel is located at the northwest junction of Highway 772 and Range Road 22, approximately 8.76 kilometres northwest of the city of Airdrie.



#### Site History (Attachment B)

The subject parcel was registered with Alberta Land Titles on April 17, 1974.

#### Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary internal and external agencies.

Alberta Transportation and Economic Corridors (ATEC) has provided no concerns with the proposed application; however, ATEC has requested the existing access from Symons Valley Road be removed. Therefore, this requirement has been incorporated into the recommended conditions of approval (Attachment F).

Alberta Environment and Protected Areas also reviewed the proposal and had no concerns after reviewing the Wetland Assessment and Impact Report provided by the Applicant.

#### Landowner Circulation (Attachment D)

The application was circulated to 30 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); three letters in opposition and one letter of concern were received.

### ANALYSIS

#### Policy Review (Attachment E)

The application was reviewed in accordance with the *Municipal Government Act*, Matters Related to Subdivision and Development Regulation, Municipal Development Plan (County Plan), and the *Land Use Bylaw*. The application was determined to be consistent with the policies of the County Plan; the subject parcel is located within a fragmented quarter section as there are more than six parcels, which are less than 10.0 hectares (24.7 acres) in size, subdivided from the subject quarter section. The County Plan

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supports further subdivision within a fragmented quarter section in accordance with the policies of Section 10.0 (County Residential Development). As per Policy 10.13 of the County Plan, a Lot and Road Plan should be created to support subdivision; however, an internal road may make further subdivision unfeasible due to the proposed parcel sizes as well as constraints on the site such as the ephemeral wetland and the placement of existing buildings. Nonetheless, the Applicant has provided a general Lot and Road Plan to show potential connectivity if this parcel were to redesignate and further subdivide in the future.

The subject parcel is designated Residential-Rural District (R-RUR), which allows for a minimum parcel size of 1.6 hectares (3.95 acres). The proposed parcels range from  $\pm 1.68$  hectares ( $\pm 4.15$  acres) to  $\pm 2.04$  hectares ( $\pm 5.04$  acres) in size, which meets the minimum parcel size requirements for the R-RUR district. The existing buildings on the land meet the setback requirements of the R-RUR District. Therefore, the application is aligned with the *Land Use Bylaw*.

## COMMUNICATIONS / ENGAGEMENT

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Consultation was conducted in accordance with statutory requirements and County Policy C-327.

## IMPLICATIONS

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### Financial

No financial implications identified at this time.

## STRATEGIC ALIGNMENT

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As per Section 5(2) of the *Subdivision Authority Bylaw* (C-8275-2022), Council is the decision-making authority due to the letter of objection received from a landowner within the application circulation area.

## ALTERNATE DIRECTION

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No alternative options have been identified for the Subdivision Authority's consideration.

## ATTACHMENTS

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Attachment A: Map Set  
Attachment B: Application Information  
Attachment C: Application Referral Responses  
Attachment D: Public Submissions  
Attachment E: Policy Review  
Attachment F: Recommended Conditions of Approval