



Redesignation Item: Residential

Electoral Division: 3

File: PL20230124 / 06834001

Date:	March 26, 2024		
Presenter:	Maureen Nolan, Planner 1		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

The purpose of this report is to assess redesignation of a ± 4.05 hectare (± 10.00 acre) portion of NE-34-26-04-W05M from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR p4.0) to facilitate future subdivision of one ± 4.05 hectare (± 10.00 acre) lot.

The application was evaluated in accordance with the policies and regulations of the Municipal Development Plan (County Plan), the Cochrane North Area Structure Plan (ASP), and the Land Use Bylaw. The application was found to align with the policies of the County Plan, Section 6.1 (Residential Infill A, B, and C) of the ASP, and the Land Use Bylaw.

In accordance with the ASP, Council may require the preparation of a Conceptual Scheme as the subject land is within the Residential Infill A Policy Area. If Council determines that a Conceptual Scheme is required prior to redesignation, Administration has provided an alternative direction at the end of this report.

ADMINISTRATION'S RECOMMENDATION

- THAT Bylaw C-8499-2024 be given first reading.
- THAT Bylaw C-8499-2024 be given second reading.
- THAT Bylaw C-8499-2024 be considered for third reading.
- THAT Bylaw C-8499-2024 be given third and final reading.



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BACKGROUND

Location (Attachment A)

Located within the Cochrane North Area Structure Plan, approximately 0.41 kilometres (0.25 miles) west of Highway 22 and on the south side of Weedon Trail, approximately 4.26 kilometres (2.65 miles) north of the town of Cochrane.



Site Context (Attachment B)

On March 25, 1965, a first parcel out subdivision was registered creating a ± 0.40 hectare (± 1.00 acre) parcel (Parcel A, Plan 3389 JK) along the northern boundary of the subject quarter section. On October 23, 1975, NE-34-26-04-W05M and Parcel A, Plan 3389 JK were further subdivided to create one ± 18.71 hectare (± 46.23 acre) parcel and one ± 14.78 hectare (± 36.52 acre) parcel (Plan 7510892).

The subject land contains one dwelling that was constructed in 1987 and three accessory buildings (garage, barn, and shed).

Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary internal and external agencies. This application is not within an area guided by intermunicipal policy or requirements.

Alberta Transportation and Economic Corridors has provided no concerns on the proposed application; further review and comments will be provided at the time of future subdivision.

Landowner Circulation (Attachment D)

The application was circulated to 214 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); 1 letter with recommendations was received.

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ANALYSIS

Policy Review (Attachment E)

The application was reviewed in accordance with Section 5.0 (Managing Residential Growth) and Section 10.0 (County Residential Development) of the County Plan, Section 6.1 (Residential Infill A, B, and C) of the Cochrane North ASP, and the *Land Use Bylaw*; the application was found to align with these policies as the subject land is within the Residential Infill A Policy Area, which supports residential land use and a minimum parcel size of 10.00 acres. In accordance with Policies 6.1.9 and 6.1.11, the proposed future residential lot may be serviced by the existing water well and septic system and have a deferred services agreement registered on title as a condition of the future subdivision approval ensuring connection to municipal services, when those systems become available.

As the subject land is within the Residential Infill A Policy Area, the preparation of a Conceptual Scheme may be required in accordance with Section 5.3 (Conceptual Schemes) of the ASP. Administration found that a Conceptual Scheme would provide limited benefit at this time, as the land use redesignation proposal is to facilitate a future single-lot subdivision. The preparation of a Conceptual Scheme should be considered for any future residential development proposals to ensure that the area is comprehensively planned.

The proposed future parcel sizes are consistent with the Residential, Rural District (R-RUR p4.0) and Agricultural, General District (A-GEN) requirements within the *Land Use Bylaw*.

COMMUNICATIONS / ENGAGEMENT

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

IMPLICATIONS

Financial

No financial implications identified at this time.

STRATEGIC ALIGNMENT

This report is a statutory obligation under the *Municipal Government Act*.

ALTERNATE DIRECTION

THAT application PL20230124 be referred back to Administration until such time as the Applicant has prepared a Conceptual Scheme application package and proceeded through the necessary process prior to a public hearing, to the satisfaction of Administration.

ATTACHMENTS

- Attachment A: Map Set
- Attachment B: Application Information
- Attachment C: Application Referral Responses
- Attachment D: Public Submissions
- Attachment E: Policy Review
- Attachment F: Draft Bylaw C-8499-2024