



COUNCIL REPORT

Redesignation Item: Residential

Electoral Division: 5

File: PL20230143 / 06507028

Date:	May 28, 2024		
Presenter:	Maureen Nolan, Planner 1		
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 redesignation of Lot 2, Block 1, Plan 9310353 within SW-07-26-01-W05M from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) to facilitate future subdivision of one \pm 0.81 hectare (\pm 2.00 acre) lot.

The subject parcel is located outside of an Area Structure Plan; as such, the application was evaluated in accordance with the Calgary Metropolitan Region Board Growth Plan (Growth Plan), the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), the Municipal Development Plan (County Plan), and the *Land Use Bylaw*, and was found to align with the relevant policies and regulations. Although the proposal does not comply with Section 411 (Emergency Access) of the County Servicing Standards, the proposed increase of one new lot to the subject area is not considered a significant concern and Council may waive the emergency access requirements at the time of future subdivision.

ADMINISTRATION'S RECOMMENDATION

THAT Bylaw C-8527-2024 be given first reading.

THAT Bylaw C-8527-2024 be given second reading.

THAT Bylaw C-8527-2024 be considered for third reading.

THAT Bylaw C-8527-2024 be given third and final reading.

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BACKGROUND

Location (Attachment A)

Located approximately 0.81 kilometres (0.50 miles) south of Highway 566 and 1.61 kilometres (1 mile) east of Highway 722, approximately 0.33 kilometres (0.21 miles) north of the City of Calgary.



Site History (Attachment B)

The subject quarter section was subdivided between 1973 and 1975 to create Blocks 1-3, Block R-4 (Public Reserve), and Blocks 5-9. Further fragmentation of the subject quarter section occurred between 1988 and 2017. On February 23, 1993, Blocks 7 & 8, Plan 7510179 were further subdivided into four ± 1.62 hectares (± 4.00 acres) parcels and two ± 3.24 hectares (± 8.01 acres) parcels (Lots 1-6, Plan 9310353).

Intermunicipal and Agency Circulation (Attachment C)

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

This application was circulated to the City of Calgary in accordance with the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP). The City of Calgary does not support land use redesignation applications to facilitate future subdivision applications within their identified growth areas.

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.

Park Lane is a dead end road and there are currently more than 10 lots that gain access off this road. Section 411 (Emergency Access) of the County Servicing Standards requires two separate access points to an existing through road for any rural development that will result in 10 lots or greater. At the time of future subdivision, Council has the ability to waive the emergency access requirements in accordance with Section 411.

Landowner Circulation (Attachment D)

The application was circulated to 166 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); 4 letters in support and 1 letter in opposition were received.

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ANALYSIS

Policy Review (Attachment E)

The application was found to align with Section 8.0 (Growth Corridors/Areas and Annexation) of the IDP, Section 5.0 (Managing Residential Growth), Section 10.0 (Country Residential Development), and Section 27.0 (Intergovernmental Relationships) of the County Plan.

The subject land is located within an identified City of Calgary Residential Growth Area and as per Policy 27.17 of the County Plan, the application shall be evaluated in consultation with the City of Calgary and in accordance with the IDP. The application was referred to the City of Calgary and the City provided comments in opposition to the application. In accordance with Policies 8.1.3 and 8.1.4 of the IDP, the application should be reviewed pursuant to the IDP, the County Plan, and the *Land Use Bylaw*. Although an objective of Section 8.0 of the IDP is to recognize growth corridors/areas for both municipalities, the subject quarter section is already fragmented, and the application was found to align with the existing Rocky View County policy documents, and therefore complies with the IDP.

Residential development in the agricultural area is guided by the goals and policies of the County Plan. The subject land is within a Fragmented Quarter Section and the proposal was found to align with Policy 10.11; as such, redesignation to a new residential land use may be supported. All lots within the subject quarter section have a residential land use designation and range from approximately ± 0.81 hectares (± 2.00 acres) to ± 6.48 hectares (± 16.01 acres) in size. Administration found that a lot and road plan would provide limited benefit at this time, as the area can support increased country residential development and further subdivision to the minimum parcel size of (± 0.81 hectares) ± 1.95 acres in the R-CRD District through the existing road layout, which meets the intent of a lot and road plan. The proposed future parcel sizes are consistent with the Residential, Country Residential District (R-CRD) 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

No alternative options have been identified for Council's consideration.

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-8527-2024