



# COUNCIL REPORT

## Subdivision Item: Residential

Electoral Division: 3

Application: PL20230020 /  
06708008, 06708015

Date:	May 28, 2024		
Presenter:	Christine Berger, Planner 2		
Department:	Planning		
Approved by:	<input type="checkbox"/> Executive Director / Director	and/or	<input type="checkbox"/> Chief Administrative Officer

## REPORT SUMMARY

The purpose of this report is to assess a proposed subdivision of Lot 1, Block 1, Plan 161 2666 within SE-08-26-03-W05M, and the remainder of SE-08-26-03-W05M to create 15 residential parcels ranging from  $\pm 0.82$  hectares ( $\pm 2.00$  acres) to  $\pm 1.30$  hectares ( $\pm 3.20$  acres), one  $\pm 0.95$  hectare ( $\pm 2.35$  acre), Public Utility Lot (PUL), and  $\pm 2.80$  hectares ( $\pm 6.90$  acres) of internal subdivision road.

The application was evaluated in accordance with the *Municipal Government Act*, Matters Related to Subdivision and Development Regulation, Municipal Development Plan (County Plan), the Bearspaw Areas Structure Plan (ASP), the Glendale Road Conceptual Scheme, and the *Land Use Bylaw*.

The application aligns with Section 5.0 (Managing Residential Growth Areas) and Section 10.0 (Country Residential) of the County Plan, as well as Section 8.1 (Country Residential) of the Bearspaw ASP. The application also aligns with the Glendale Road Conceptual Scheme, as well as the *Land Use Bylaw*.

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

## ADMINISTRATION'S RECOMMENDATION

THAT application PL20230020 be approved with the conditions noted in Attachment F.

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### BACKGROUND

#### Location (Attachment A)

Located on the west side of Glendale Road, approximately 1.21 kilometres (0.75 miles) north of Highway 1A, and approximately 2.5 kilometres (1.55 miles) east of the town of Cochrane.



#### Site History (Attachment B)

On December 6, 2022, Council approved the following:

- Bylaw C-8345-2022 to adopt the Glendale Road Conceptual Scheme to guide development of up to 58 residential lots within the Bears paw Area Structure Plan (ASP) over multiple phases.
- Bylaw C-8346-2022 to redesignate the subject lands from Agricultural, Small Parcel District (A-SML) and Residential, Rural District (p4.0) to Residential, Country Residential District (R-CRD) and Special, Public Service District (S-PUB) to accommodate 24 residential lots over 2 phases, as well as a Public Utility Lot (PUL).

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

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

Neither Alberta Environment and Protected Areas or Alberta Transportation and Economic Corridors have provided concerns on proposed application. Alberta Culture and Community Spirit (Historical Resources) has issued Historical Resources Act Approval with conditions to which the Applicant is to adhere.

#### Landowner Circulation (Attachment D)

The application was circulated to 34 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); one letter in opposition was received.

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### ANALYSIS

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#### Policy Review (Attachment E)

The application was determined to be consistent with applicable policies and regulations. The subject lands are located within the Bearspaw ASP and the Glendale Road Conceptual Scheme (CS). The lands are identified as country residential as per Figure 7 (Future Land Use Scenario), and in an area requiring a conceptual scheme as per Figure 3 (Concept Plans); therefore, the Glendale Road CS was adopted to support the redesignation and subdivision of these lands. The subject application proposes the subdivision of 15 residential parcels and one PUL, which is the first phase of subdivision in accordance with the CS. The second phase is anticipated to include 9 residential lots.

The site is to be serviced in accordance with the Glendale Road CS policies; recommended conditions of subdivision are included in Attachment F.

### 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