



Redesignation Item: Residential

Electoral Division: 6

File: PL20230114 / 03336011

Date:	July 9, 2024		
Presenter:	Dominic Kazmierczak, Manager		
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 Block 1, Plan 731648 within SW-36-23-28-W04M from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) to facilitate future subdivision of one ± 0.87 hectare (± 2.16 acre) lot, one ± 0.84 hectare (± 2.07 acre) lot, leaving a ± 0.87 hectare (± 2.16 acre) remainder.

The subject parcel is located outside of an area structure plan; as such, the application was evaluated in accordance with the policies and regulations of the Calgary Metropolitan Region Board Growth Plan (RGP), Municipal Development Plan (County Plan), and the Land Use Bylaw.

The application was found to align with the policies of Section 5.0 (Managing Residential Growth) and Section 10.0 (Country Residential Development) of the County Plan. Although the application did not include a lot and road plan, as is required by policies relating to Fragmented Country Residential Areas, the location, size, and topography of the subject lands would not be conducive to further road connections through the subject lands.

ADMINISTRATION'S RECOMMENDATION

THAT Bylaw C-8552-2024 be given first reading.

THAT Bylaw C-8552-2024 be given second reading.

THAT Bylaw C-8552-2024 be considered for third reading.

THAT Bylaw C-8552-2024 be given third and final reading.

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BACKGROUND

Location (Attachment A)

Located immediately east of the city of Chestermere, southeast of the junction of Township Road 235A and Range Road 281, and approximately 0.80 kilometres (0.50 miles) south of the Western Irrigation District Canal.



Site History (Attachment B)

The subject quarter section was initially subdivided to create eight \pm 7.72 hectare (\pm 19.09 acre) parcels in November 1973. The westernmost parcel was further subdivided in September 1991 to create the subject \pm 2.59 hectare (\pm 6.40 acre) parcel.

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 Chestermere in accordance with Policy 27.10 of the County Plan; no comments were received.

Landowner Circulation (Attachment D)

The application was circulated to 97 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); five (5) letters in opposition were received.

ANALYSIS

Policy Review (Attachment E)

As the subject parcel is not located within an area structure plan, the application was principally reviewed pursuant to Section 5.0 (Managing Residential Growth) and Section 10.0 (Country Residential Development) of the County Plan.

The subject parcel is within a Fragmented Quarter Section as there are more than six residential or small agricultural parcels within the quarter section that is located outside of an area structure plan.

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The proposal aligns with Policy 10.11 to allow for the redesignation of parcels within a Fragmented Quarter Section, with the exception of providing a lot and road plan. A lot and road plan was considered to have negligible value at this time due to the limited road connectivity that could likely be achieved between the subject lands and the surrounding parcels. Any future access from the subject lands would be restricted by the presence of a wetland on the southern site boundary, together with the arrangement of existing lot boundaries and dwellings.

The proposed future parcel sizes are consistent with the Residential, Country Residential District (R-CRD) and will allow for the creation of one ± 0.87 hectare (± 2.16 acre) lot, one ± 0.84 hectare (± 2.07 acre) lot, leaving a ± 0.87 hectare (± 2.16 acre) remainder.

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-8552-2024