



Local Plan Amendment & Redesignation Item: Residential & Business

Electoral Division: 1

File: PL20220027/28 / 04715001

Date:	July 23, 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 amendments to the Springbank Creek Conceptual Scheme and a redesignation application to facilitate retention of an existing horticultural use and the creation of six country residential lots.

- PL20220028: To amend the Springbank Creek Conceptual Scheme to allow for future subdivision and development of Lot 1, Block 1, Plan 0310130 within SE-15-24-03-W05M.
- PL20220027: To redesignate a ± 2.00 hectare (± 4.94 acre) portion of the subject Agriculture, Small Parcel District (A-SML p8.1) parcel to Business, Agricultural District (B-AGR), a ± 5.15 hectare (± 12.72 acre) portion to Residential, Country Residential District (R-CRD), and a ± 0.72 hectare (± 1.81 acre) portion to Special, Public Service District (S-PUB) to facilitate future subdivision.

Although the subject lands are designated for residential development, the application was found not to align with certain policies within the County Plan, the Central Springbank Area Structure Plan (ASP), and the Springbank Creek Conceptual Scheme (CS).

The Central Springbank ASP potentially provides policy support for agricultural business development in the proposed location; however, the proposal to redesignate a portion of the lands to Business, Agricultural District (B-AGR) could potentially result in a variety of uses that would not be compatible with the surrounding residential parcels. Additionally, the proposal does not align with the conceptual road network proposed in the Springbank Creek Conceptual Scheme which was designed to provide appropriate connections within the plan area.

Therefore, Administration recommends that the Applicant be directed to amend their proposal to restrict potential uses on the subject lands and to develop a road network that provides the ability to connect with future development in the wider conceptual scheme area. If Council is of the opinion that the application would not meet the direction of the applicable statutory plans, even with Administration's recommended amendments, they may wish to refuse the application.

ADMINISTRATION'S RECOMMENDATION

THAT Council refers applications PL20220027 and PL20220028 back to Administration for the Applicant to revise the application and return to Council prior to the end of Q4, 2024, with amendments including:

- Limitations on the type and intensity of uses allowed for the proposed Business, Agricultural district parcel within the revised conceptual scheme to ensure alignment with the direction of the Central Springbank Area Structure Plan.
- Reconfiguration of the proposed road network and lot layout to meet the intent of the adopted Springbank Creek Conceptual Scheme by providing the potential for road connections to the wider conceptual scheme area.

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BACKGROUND

Location (Attachment A)

Located in Springbank, on the west side of Range Road 32, approximately 0.81 kilometres (0.5 miles) south of Lower Springbank Road, and approximately 6.44 kilometres (4.00 miles) west of the city of Calgary.



Site History (Attachment B)

The Central Springbank Area Structure Plan was adopted on October 2, 2001. The subject parcel was registered at Land Titles in January of 2003.

The Springbank Creek Conceptual Scheme was adopted in October of 2013 to guide subdivision and development in the area. The document envisions efficient residential development in order to conserve open space and environmental features, including the creek valley, which acts as an important wildlife corridor. Although the minimum allowable parcel size was determined to be 0.80 hectares (2.00 acres), with 64 units allowed per quarter section, higher densities with minimum parcel sizes of 0.40 hectares (1.00 acre) could be considered if land were to be dedicated as open space or preserved for environmental reasons.

Intermunicipal and Agency Circulation (Attachment C)

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

Landowner Circulation (Attachment D)

The application was circulated to 368 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); one letter of concern was received. As a result of the Applicant's public consultation, two letters in support were received.

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ANALYSIS

Conceptual Scheme Amendment Overview (Attachment F)

The proposed conceptual scheme amendment intends to support the redesignation and further subdivision of the subject parcel to allow for the existing horticulture facility to remain while creating six new residential parcels.

The proposed residential parcels would obtain access from Range Road 32 via a private cul-de-sac. With respect to the Business, Agricultural (B-AGR) parcel, it is proposed to maintain the existing access off Range Road 32.

Water servicing for the proposed residential parcels would be provided through the Westridge Utilities Inc. water line that currently terminates on the east side of Range Road 32. Departing from Section 5.10 (Wastewater Servicing) of the existing Springbank Creek Conceptual Scheme which requires construction of, and connection to, a decentralized wastewater treatment plan, the Applicant is proposing amendments to allow the proposed lots to be serviced by Private Sewage Treatment Systems (PSTS).

The Applicant has proposed Special, Public Service (S-PUB) District on the eastern portion of the subject parcel to allow for a private pathway adjacent to Range Road 32 and to facilitate creation of a private utility lot on the southeast side for a future stormwater pond, as illustrated in the proposed amendment to *Figure 5: Concept Plan* of the redlined CS. The private utility lot, as well as the shared road and private pathway on the eastern portion of the land would be maintained through a condominium association.

Policy Review (Attachment E)

The application was reviewed pursuant to the Calgary Metropolitan Region Growth Plan, the County Plan, the Central Springbank ASP, and the Springbank Creek CS, and was found to be inconsistent with certain policies of the overarching plans.

Policy 2.2.3 (a) of the Central Springbank ASP potentially offers support for the current horticulture facility as the facility has demonstrated the ability to meet the criteria required to support contemporary agricultural opportunities in the plan area, which includes (but is not limited to) compatibility with the character of the area and adjacent lands.

However, redesignation to the Business, Agricultural (B-AGR) District would not limit the scale and scope of the current business, and would allow other business uses such as Outdoor Storage, Automotive Services (Major and Minor), and Station (Gas/Electric), which are not in keeping with Policy 2.2.3 (a) of the ASP. To align with the ASP requirements, it is recommended that the Applicant be directed to include additional policies in the proposed CS amendments to limit the potential type and scale of uses under the B-AGR district strictly to those associated with the current horticulture operation and compatible agricultural uses.

The subject lands are located in Cell A of the Springbank Creek CS. As per *Figure 5: Concept Plan* of the Springbank Creek CS, the subject lands have been identified for residential uses. However, Figure 5 also provides a conceptual road network to ensure adequate connections and access within the plan area. The proposed subdivision concept would permanently remove the ability for an east-west connection to Grandview Way on the northern portion of the subject lands and does not integrate effectively into the existing or planned road network. To maintain the integrity of the existing Conceptual Scheme layout, and the potential to achieve an efficient road layout in future subdivision of the wider Conceptual Scheme area, it is suggested that the Applicant be further directed to reconfigure the proposed road and lot layout to provide improved public road connectivity. To provide this connectivity, it may be necessary to reduce the number of residential lots proposed within the application.

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Document	Minimum Density (Units Per Acre)	Maximum Density (Units Per Acre)
Springbank Area Structure Plan	N/A	64 units per quarter section (0.4 UPA)
Springbank Creek Conceptual Scheme	N/A	64 units per quarter section (0.4 UPA)
Proposed Application	N/A	0.35 UPA

Notwithstanding potential revisions that may be made to the road and lot layout and to limit the potential uses allowed within the development, Administration does note other features of the proposal that hinder achievement of a cohesive development form and integrated infrastructure within the Springbank ASP and Springbank Creek Conceptual Scheme.

- Use of PSTS to service lots rather than connection to a decentralized system as required within the wider Springbank Creek plan area.
- Proposal of a private pathway, to be maintained by a condominium association, with potential for future connection to a public pathway.
- Use of a stormwater pond for fewer than 10 residential parcels to be maintained privately through a condominium association.

If Council considers that these elements of the proposed development do not meet the intent of the Springbank Creek CS and wider Springbank ASP, an alternative direction is set out below for consideration.

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 Council refuses application PL20220027.

AND THAT Council refuses application PL20220028.

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-8558-2024 (CS Amendment)

Attachment G: Draft Bylaw C-8559-2024 (Redesignation)