



Subdivision Item: Residential

Electoral Division: 5

File: PL20230145 / 06421028

Date:	July 23, 2024		
Presenter:	Michelle Dollmaier, Senior Planner		
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 a proposed subdivision of Lot 3, Block 12, Plan 921 1573 within SE-21-26-29-W04M to create a ± 0.93 hectare (± 2.30 acre) parcel with a ± 0.96 hectare (± 2.37 acre) remainder.

The application was evaluated in accordance with the *Municipal Government Act*, Matters Related to Subdivision and Development Regulation, the City of Airdrie / Rocky View Country Intermunicipal Development Plan (IDP), Municipal Development Plan (County Plan), Balzac East Area Structure Plan (ASP), and the *Land Use Bylaw*.

This subdivision application was found by Administration not to align with policies set out within Section 10.0 (Country Residential) and Section 16.0 (Transportation) of the County Plan, and the County Servicing Standards, with regards to the proposed lot access. The existing parcel currently gains access through a driveway in a neighbouring panhandle to the south via an access easement agreement.

In approving the redesignation application facilitating this proposed subdivision on November 28, 2023, Council determined that the proposal aligned with the overall intent and direction of the County Plan. This application is therefore in alignment with that redesignation approval under Bylaw C-8449-2023.

At the same November meeting, Council passed a motion directing that Council be the Subdivision Authority for all subdivision applications relating to the redesignation approval, in accordance with Section 5(5) of the *Subdivision Authority Bylaw (C-8275-2022)*. An objection has also been received from an adjacent landowner on this subdivision application, further requiring Council to be the Subdivision Authority in accordance with Section 5(2) of the *Subdivision Authority Bylaw*.

ADMINISTRATION'S RECOMMENDATION

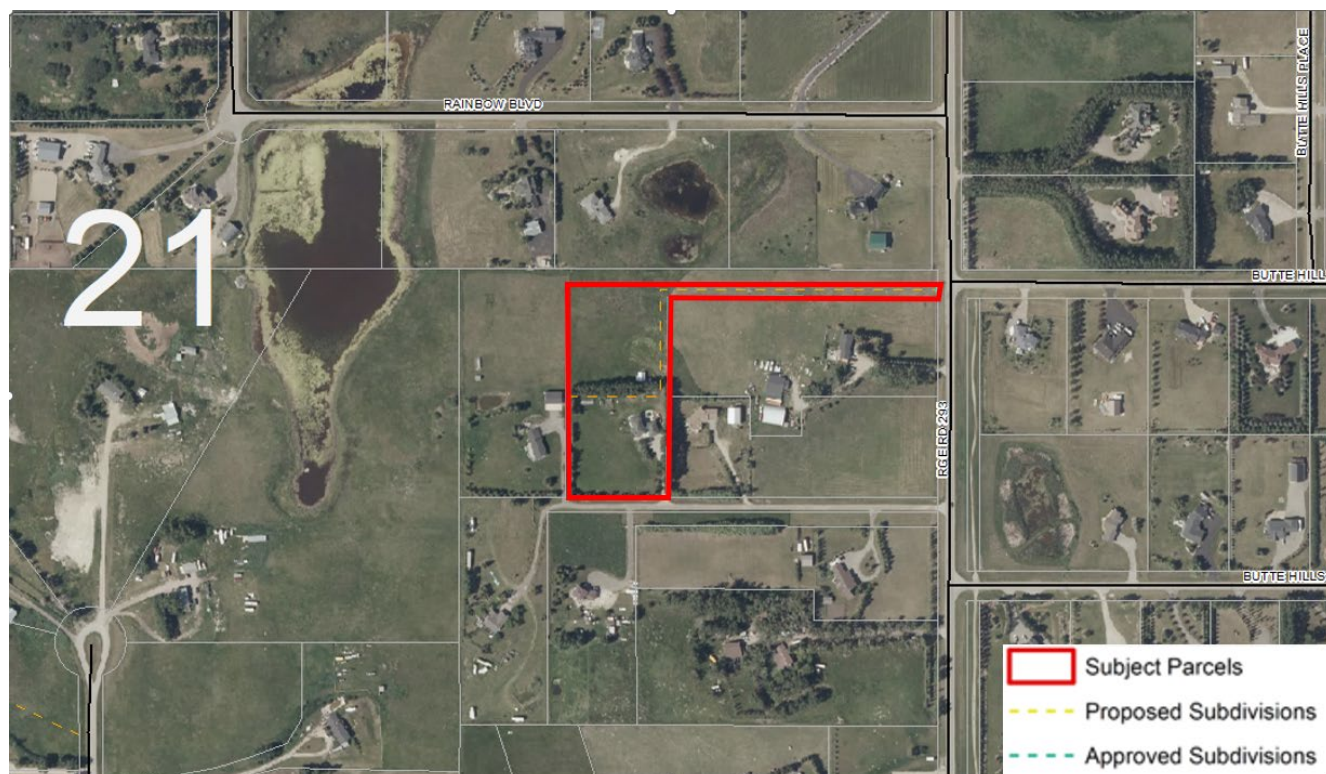
THAT the Subdivision Authority approves application PL20230145 with the conditions noted in Attachment F.

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BACKGROUND

Location (Attachment A)

Located in the Balzac East area, west of the intersection of Butte Hills Drive and Range Road 293.



Site History (Attachment B)

The parcel was originally subdivided in 1992. The parcel has an existing panhandle, but currently gains access through an access agreement on an existing driveway to the south of the parcel. There is no road acquisition in place over the existing panhandles in the area, nor over the existing driveway providing access to the subject lands.

On November 28, 2023, Council approved Bylaw C-8449-2023 to redesignate the property from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) to accommodate the proposed subdivision.

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 Airdrie in accordance with the City of Airdrie / Rocky View County Intermunicipal Development Plan. The City of Airdrie provided no concerns with the application.

Landowner Circulation (Attachment D)

The application was circulated to 353 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); one (1) letter in opposition was received.

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ANALYSIS

Policy Review (Attachment E)

The application was reviewed pursuant to the *Municipal Government Act*, Matters Related to Subdivision and Development Regulation, the City of Airdrie / Rocky View Country Intermunicipal Development Plan (IDP), Municipal Development Plan (County Plan), Balzac East Area Structure Plan (ASP), and the *Land Use Bylaw*.

The application was reviewed in accordance with the City of Airdrie / Rocky View County IDP, which states that development within the Plan Area of Rocky View County may proceed according to the policies contained in all adopted applicable area structure plans. Section 10.0 (Country Residential) of the County Plan also defers review of the proposal to the applicable ASP.

The application was found by Administration to not align with policies in Section 10.0 (Country Residential) and Section 16.0 (Transportation) of the County Plan. Specifically, the application is proposing to use an existing panhandle to provide access to both new lots, which is not consistent with Policy 16.13.

Under the Balzac East ASP, the parcel is located within an identified area of Phase One Residential Intensification; however, Section 4.2 Residential Land Use policies states that panhandles are discouraged except where site constraints exist, and the panhandles could provide access for future subdivision. There are no constraints to the site that would warrant the use of a panhandle, and the location of the panhandle would not be beneficial to provide access to future subdivision.

Overall however, the application is in alignment with the direction and intent of the County Plan and approval of the land use redesignation by Council in November, 2023.

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

As per Section 5(2) and Section 5(5) of the *Subdivision Authority Bylaw (C-8275-2022)*, Council is the decision-making authority.

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: Recommended Conditions of Approval