



COUNCIL REPORT

Subdivision Item: Residential

Electoral Division: 3

File: PL20230080 / 06703008

Date:	July 23, 2024		
Presenter:	Logan Cox, Supervisor, Planning & Development		
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 Block B, Plan 8086 within SE-03-26-03-W05M to create one ± 1.80 hectare (± 4.45 acre) parcel and one ± 1.83 hectare (± 4.52 acre) parcel, leaving a ± 4.10 hectare (± 10.13 acre) remainder.

The application was evaluated pursuant to the *Municipal Government Act*, Matters Related to Subdivision and Development Regulation, Municipal Development Plan (County Plan), Bears paw Area Structure Plan (ASP), and the *Land Use Bylaw*.

The application aligns with the County Plan, as well as the requirements of the *Land Use Bylaw*. Further, the application is generally consistent with the policies of the Bears paw ASP; however, the application proposes the use of individual water wells, which would be inconsistent with Section 8.9 (Servicing and Utilities) of the Bears paw ASP. While the ASP does not require the connection to a piped water supply, Policies 8.9.4 and 8.9.5 direct proposals for subdivision to extend infrastructure to service the proposal. To better align with the requirements of the ASP, water should be provided through connection to the Rockyview Water Co-op water line, which is located approximately 300 metres north of the subject lands along the west side of Lochend Road (Highway 766). Rockyview Water Co-op has indicated they have the capacity to service the proposed subdivision.

Administration’s recommended conditions, as noted in Attachment F, provide for the connection to Rockyview Water Co-op in alignment with the Bears paw ASP. However, should the Subdivision Authority determine that connection to Rockyview Water Co-op is not viable and/or necessary at this time, they may wish to consider the alternative direction to service the lots with individual wells.

Council is the Subdivision Authority for the subject application due to the Applicant wishing to have Council consider their request to utilize individual wells for the proposed lots, in accordance with Section 5(1), of the *Subdivision Authority Bylaw* (C-8275-2022).

ADMINISTRATION’S RECOMMENDATION

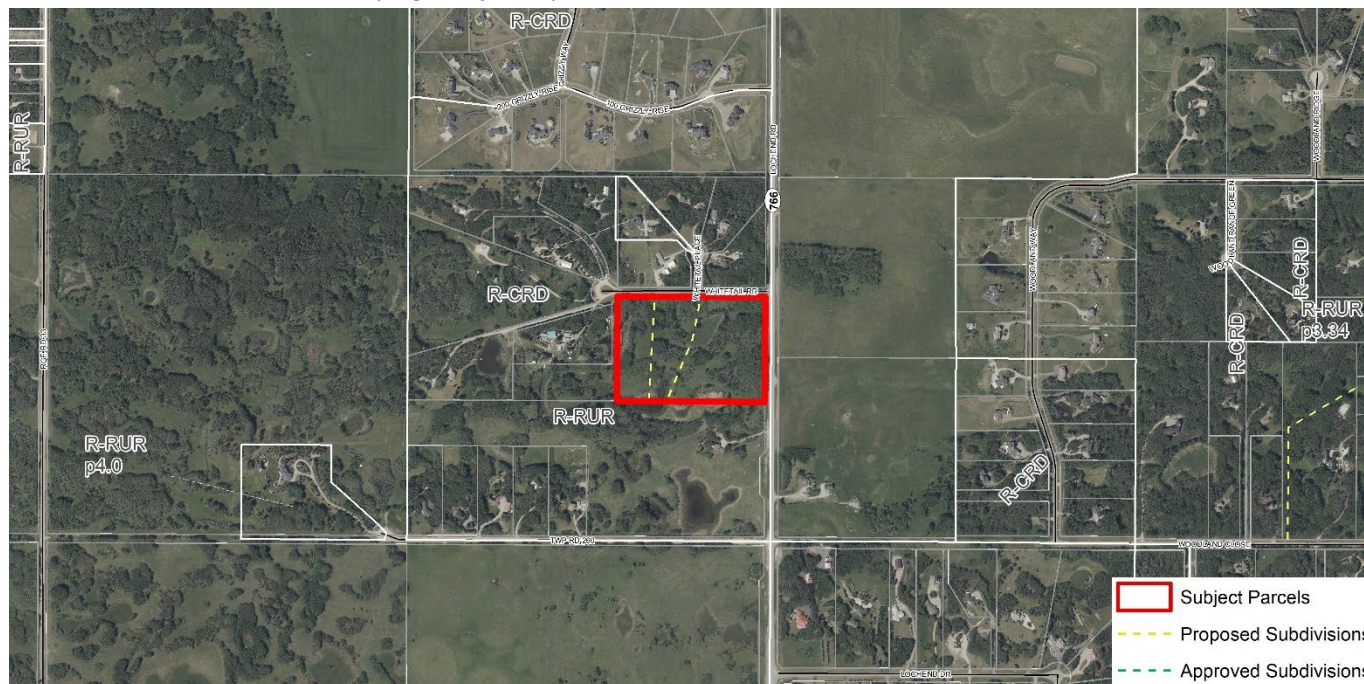
THAT the Subdivision Authority approves application PL20230080 with the conditions noted in Attachment F.

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BACKGROUND

Location (Attachment A)

Located in Bearspaw, approximately 0.41 kilometres (0.25 miles) north of Township Road 260 and on the west side of Lochend Road (Highway 766).



Site History (Attachment B)

The subject parcel was created as a part of a two-lot subdivision, registered in January 1971.

The majority of the current parcels in the area were subdivided throughout the 1990s, with the Grizzly Rise subdivision to the north occurring in 2006.

The subject land is approximately 7.86 hectares (19.43 acres) and presently does not contain a dwelling.

Intermunicipal and Agency Circulation (Attachment C)

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

This application is not within an area guided by intermunicipal policy or requirements.

Alberta Transportation and Economic Corridors has provided no concerns on the proposed application.

Alberta Environment has provided no concerns; however, they did note that any disturbances to crown-owned water bodies will require the Applicant to obtain the necessary approvals from Alberta Environment.

Landowner Circulation (Attachment D)

The application was circulated to 111 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); no letters were received.

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ANALYSIS

Policy Review (Attachment E)

The application was determined to be generally consistent with the overarching policy documents apart from the servicing policies (Section 8.9) of the Bearspaw ASP. The ASP does not require connection to piped water services but does have direction to extend the necessary infrastructure to support proposed subdivision and development. The requirement to have the infrastructure extended as a condition of subdivision is at the discretion of the County, in accordance with Policy 8.9.5.

Rockyview Water Co-op currently has existing infrastructure in close proximity to the proposed subdivision, located at less than 300 metres north; the Applicant would be required to extend the water line, per the policies in the Bearspaw ASP. Rockyview Water Co-op has provided confirmation of capacity to service the proposed lots.

Further, the majority of surrounding properties are large enough to consider subdivision in the future, in alignment with the Bearspaw ASP, including the proposed Lot 3. With the potential for future subdivision in the immediate area, the extension of infrastructure will also benefit many other landowners in the area.

If the Subdivision Authority considers that extending potable water servicing is not warranted by policy at this time, Administration has set out an alternate direction below to allow the proposed lots to be serviced by individual wells.

The subject parcel is designated Residential-Rural District (R-RUR), which allows for a minimum parcel size of 1.6 hectares (3.95 acres). The proposed parcels range from ± 1.79 hectares (± 4.43 acres) to ± 4.1 hectares (± 10.14 acres) in size with proposed Lot 3 being large enough to support further subdivision of one additional lot in the future.

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(1) of the *Subdivision Authority Bylaw (C-8275-2022)*, Council is the decision-making authority due to the Applicant's request for Council to consider their subdivision application.

ALTERNATE DIRECTION

THAT Condition 3 of Attachment F be removed and replaced with the following:

- 3) The Owner shall drill a new water well on each lot and the subdivision shall not be endorsed until:
 - a) An Aquifer Testing (Phase II) Report is provided, which is to include aquifer testing and the locations of the new well on the proposed 3 lots, in accordance with the County's Servicing Standards and requirements of the Water Act;
 - b) A Well Driller's Report confirming a minimum pump rate of 1.0 IGPM for the new well at each lot is provided.

THAT the Subdivision Authority approves application PL20230080 with the conditions noted in Attachment F, as amended.

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ATTACHMENTS

- Attachment A: Map Set
- Attachment B: Application Information
- Attachment C: Application Referral Responses
- Attachment D: Public Submissions [None Received]
- Attachment E: Policy Review
- Attachment F: Recommended Conditions of Approval

