



Redesignation Item: Residential

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Electoral Division: 4

File: PL20240113 / 06701012

Date:	October 22, 2024
Presenter:	Carter Shelton, Planner 1
Department:	Planning

**REPORT SUMMARY**

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The purpose of this report is to assess the redesignation of Lot 1, Plan 8010152 within SE-01-26-03-W05M from Residential, Rural Residential District (R-RUR) to Residential, Country Residential District (R-CRD) to facilitate future subdivision of one ±0.87 hectare (±2.14 acre) lot with a ±0.87 hectare (±2.14 acre) remainder.

The application was evaluated pursuant to the policies and regulations of the Calgary Metropolitan Region Growth Plan, the Municipal Development Plan (County Plan), the Bearspaw Area Structure Plan (ASP), and the *Land Use Bylaw*.

The application was found to align with Section 5.0 (Agriculture) and Section 10.0 (Country Residential Development) of the County Plan, and with the land use strategy and country residential subdivision policies of the Bearspaw ASP.

The subject parcel is located within an area of the ASP recommended to be guided by concept plan preparation; however, given the existing pattern of fragmentation in the surrounding area, it is considered that a concept plan to support the proposed single residential lot provides limited benefit. The proposed redesignation facilitates the creation of parcels that meet the minimum parcel size of the Residential, Country Residential District land use district.

**ADMINISTRATION’S RECOMMENDATION**

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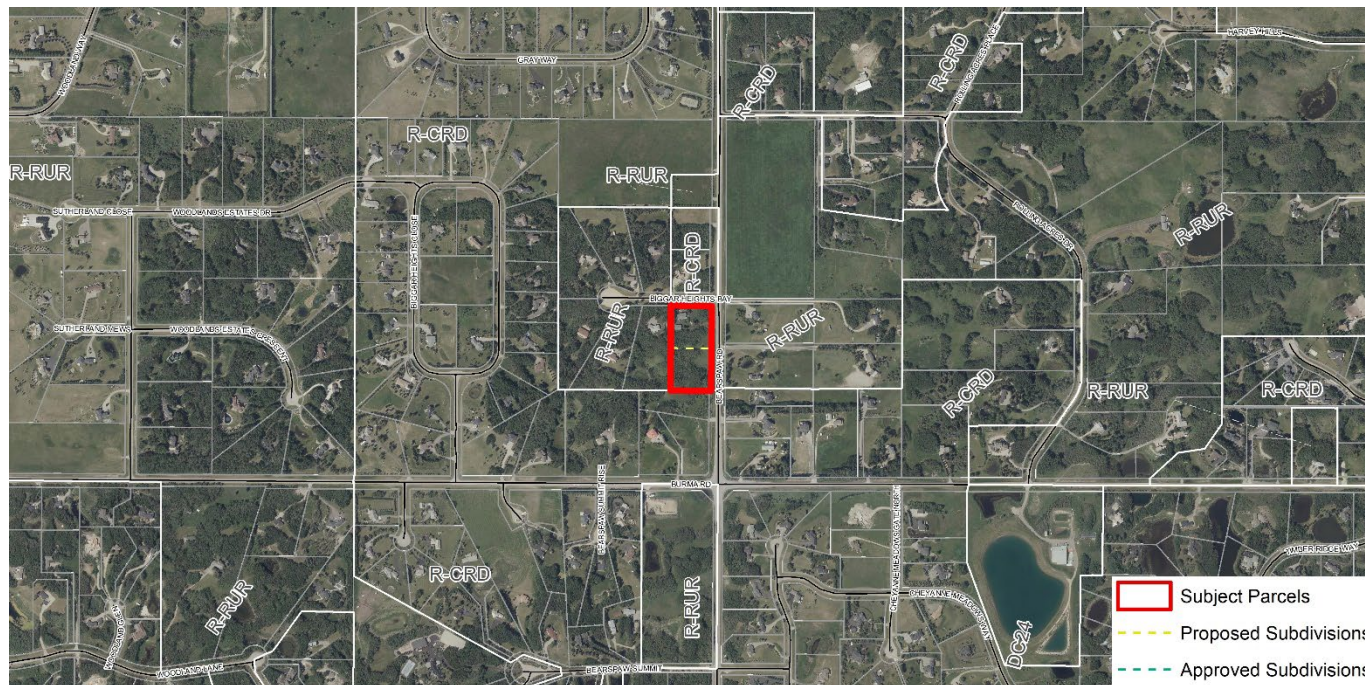
- THAT Bylaw C-8575-2024 be given first reading.
- THAT Bylaw C-8575-2024 be given second reading.
- THAT Bylaw C-8575-2024 be considered for third reading.
- THAT Bylaw C-8575-2024 be given third and final reading.

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### BACKGROUND

#### Location (Attachment A)

Located in Bearspaw, approximately 3.20 kilometres (1.98 miles) west of the city of Calgary, 0.21 kilometres (0.13 miles) north of Burma Road, and on the west side of Bearspaw Road (Range Road 30).



#### Site History (Attachment B)

In February 1980, the first subdivision within the quarter section was registered via Plan 801 0152, which created eight parcels of approximately 4 acres in size, including the creation of a 4.28 acre MR lot (Lot 8), and the internal subdivision road, Biggar Heights Bay.

In the 1990s, the MR designation of the northerly adjacent Lot 8 was discharged. In 2021, subsequent owners redesignated and subdivided that lot to create two  $\pm 2.00$  acre parcels. The redesignation and subdivision for this lot was approved without a conceptual scheme as a concept plan was determined to provide limited benefit.

#### 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.

#### Landowner Circulation (Attachment D)

The application was circulated to 670 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); no public submissions were received.

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### ANALYSIS

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#### Policy Review (Attachment E)

The application was reviewed pursuant to Section 5.0 (Managing Residential Growth) and Section 10.0 (Country Residential Development) of the County Plan; the application was found to be consistent with the goals and policies therein. Section 5.0 indicates the subject lands to be located within an existing country residential community, and Section 10.0 supports the development of country residential communities in alignment with their respective Area Structure Plans.

The application is consistent with the land use strategy, phasing, and plan objectives of the Bearspaw ASP. While policies 8.1.20 and 8.1.21 stipulate the submission of a concept plan guiding proposals for the parcel size indicated (below 4 acres), the existing pattern of fragmentation in the quarter section would limit the potential for further comprehensive subdivision and therefore the need for a concept plan. The parcel configuration as presented would necessitate the creation of an additional approach from a Major Collector Road, which is discouraged through Policy 8.5.5. However, the application provided technical analysis indicating minimum sight distances and approach spacing requirements can be met; therefore, no negative impacts are anticipated.

The proposed future parcel sizes of  $\pm 0.87$  hectares ( $\pm 2.14$  acres) meet the minimum size restriction of the proposed Residential, Country Residential (R-CRD) land use designation. Topographical constraints including steep slopes have been identified; however, site design can accommodate the proposed residential development, which may be addressed at time of future subdivision and development permit applications (as necessary).

### 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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This report is a statutory obligation under the *Municipal Government Act*.

### ALTERNATE DIRECTION

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No alternative options have been identified for Council's consideration.

### ATTACHMENTS

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Attachment A: Map Set  
Attachment B: Application Information  
Attachment C: Application Referral Responses  
Attachment D: Public Submissions [No Submissions Received]  
Attachment E: Policy Review  
Attachment F: Draft Bylaw C-8575-2024

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**APPROVALS**

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Manager:	Dominic Kazmierczak
Executive Director/Director:	Matt Boscarol
Chief Administrative Officer:	Reegan McCullough

