



Subdivision Item: Residential

Electoral Division: 6

File: PL20220103 / 03231018

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

REPORT SUMMARY

The purpose of this report is to assess a proposed subdivision of a 19.00 acre parcel within SE-31-23-27-W04M to create four ± 0.81 hectare (± 2.00 acre) parcels and one ± 1.62 hectare (± 4.00 acre) parcel, leaving a ± 2.37 hectare (± 5.86 acre) remainder.

The application was evaluated pursuant to the *Municipal Government Act*, Matters Related to Subdivision and Development Regulation, Municipal Development Plan (County Plan), Northglen Estates Conceptual Scheme, and the *Land Use Bylaw*.

The application aligns with Section 5.0 (Managing Residential Growth Areas), and Section 10.0 (Country Residential) of the County Plan. The subject parcel is located within a fragmented quarter section; the Northglen Estates Conceptual Scheme guides subdivision and development in the area.

The subdivision proposal aligns with the overall phasing, land use, and conceptual lot layout identified in Cell 3 of the conceptual scheme. The Conceptual Scheme contemplates a total of 50 lots being created across the 180 acres of land in the plan area with an average parcel size of 3.6 acres.

The proposed ±0.81 hectare (±2.00 acre) lots bordering Range Road 275A meet the minimum parcel size requirement of the Residential, Country Residential District (R-CRD). The proposed ±1.62 hectare (±4.00 acre) parcel and ±2.37 hectare (±5.86 acre) remainder meet the minimum parcel size requirement of the Residential, Rural Residential District (R-RUR) as stipulated in the *Land Use Bylaw*.

Council is the Subdivision Authority for the subject application due to the receipt of a public opposition letter, in accordance with Section 5(2), of the *Subdivision Authority Bylaw* (C-8275-2022).

ADMINISTRATION'S RECOMMENDATION

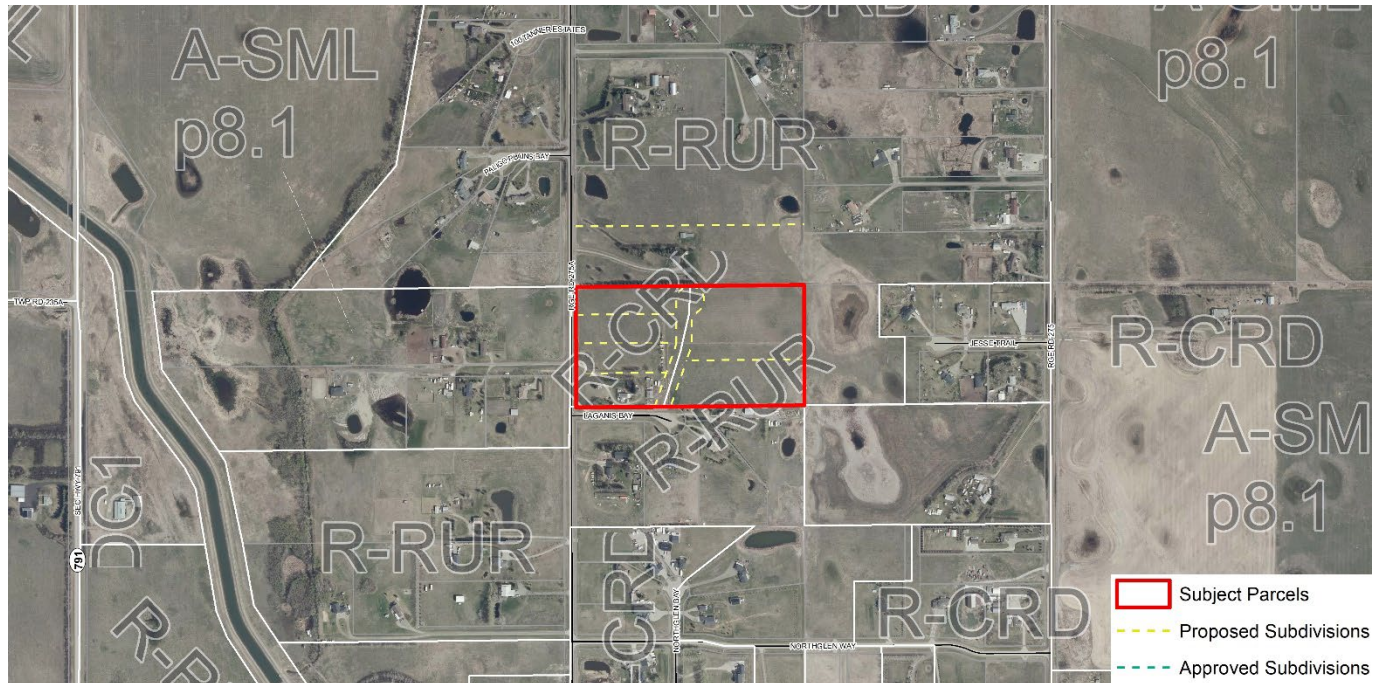
THAT the Subdivision Authority approves application PL20220103 be approved with the conditions noted in Attachment F.

## Subdivision Item: Residential

### BACKGROUND

#### Location (Attachment A)

Located approximately 0.81 kilometres (0.50 miles) south of Township Road 240, at the northeast junction of Range Road 275A and Laganis Bay.



#### Site History (Attachment B)

On October 20, 1993, the four lots and internal subdivision road immediately south of the subject parcel was registered with Alberta Land Titles Office through Plan 931 1989.

On December 14, 1999, Council approved Bylaw C-5139-99 adopting the Northglen Estates Conceptual Scheme.

On February 28, 2006, Council approved Bylaw C-6200-2006 to redesignate the subject lands from the Agricultural Holdings District (A-H) to Residential One (R-1) and Residential Two (R-2) designations, to facilitate the subject proposal for subdivision.

Currently, the subject land is approximately 7.69 hectares (19.00 acres) and contains a dwelling and several accessory buildings, all of which are located towards the south-western portion of the parcel abutting internal subdivision road Laganis Bay.

#### 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 Section 27.10 of the County Plan, no response was received.

Alberta Transportation and Economic Corridors (ATEC) was circulated due to the subject parcel's proximity to Highway 791. ATEC has provided no concerns on the proposed application due to the future provision of local road access.

#### Landowner Circulation (Attachment D)

The application was circulated to 114 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); no letters in support were received, while one (1) letter in opposition with two unique signatures was received.

## Subdivision Item: Residential

---

### ANALYSIS

---

#### Policy Review (Attachment E)

The application was reviewed pursuant to the *Municipal Government Act*, Matters Related to Subdivision and Development Regulation, Municipal Development Plan (County Plan), the Northglen Estates Conceptual Scheme, and the *Land Use Bylaw*. The application was determined to be consistent with the policies of the County Plan, while aligning with the overall land use pattern and parcel configuration outlined in the Northglen Estates Conceptual Scheme. The subject lands are located within a quarter section meeting the definition of a Fragmented Quarter Section; while no lot and road plan was provided, the applicable conceptual scheme addresses the requirements that a lot and road plan would outline.

The Northglen Estates Conceptual Scheme is not located within an overarching area structure plan; however, the application is consistent with the envisioned parcel configuration and density requirements of the conceptual scheme. The Conceptual Scheme contemplates a total of 50 lots being created within 180 acres of land with an average parcel size of 3.6 acres. Further, the existing land use designation and Phase 3 conceptual layout supports the proposed two acre lots closer to Range Road 275A with four acre lots towards the eastern portion of the site.

Administration notes that the Northglen Estates area has experienced stormwater concerns in the past, with specific concern related to the large wetland/low area east of the proposed development. The application addresses these concerns through the implementation of the stormwater management plan submitted. The reviewed and accepted stormwater management plan utilizes rain gardens to temporarily store overland runoff. The rain gardens would allow for infiltration into the ground and provide a modest improvement in stormwater quality while ensuring post-development runoff rates are comparable or less than pre-development rates.

Additional servicing considerations including the provision of potable water and septic systems have been evaluated to be consistent with the conceptual scheme and are further accounted for within the recommended conditions of approval included within Attachment F.

Further, the Applicant has provided potential for alternative future road alignment throughout the quarter section through in the road acquisition agreement included in the recommended conditions of approval, as there are existing structures on the parcel immediately north of the subject property. Should those structures be removed at time of future subdivision of adjacent lands, the road acquisition as shown on the recommended tentative plan may be discharged.

Each of the two acre parcels proposed on the western portion of the subject property meet the minimum parcel size restriction of the applicable Residential, Country Residential (R-CRD) designation. Both the proposed lot 5 and remainder lot 6 meet the minimum parcel size restriction of the applicable Residential, Rural Residential (R-RUR) designation, as indicated in the *Land Use Bylaw*.

### 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) of the *Subdivision Authority Bylaw (C-8275-2022)*, Council is the decision-making authority due to submission of landowner opposition received.

Subdivision Item: Residential

---

**ALTERNATE DIRECTION**

---

No alternative options have been identified for the Subdivision Authority’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 and Tentative Plan

**APPROVALS**

---

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

