



COUNCIL REPORT

Redesignation Item: Residential

Electoral Division: 1

File: PL20230157 / 04618033

Date:	November 12, 2024
Presenter:	Michelle Dollmaier, Senior Planner
Department:	Planning

REPORT SUMMARY

The purpose of this report is for Council to assess the redesignation of the subject lands (Attachment A) from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) to facilitate future subdivision of one ±0.965 hectare (±2.38 acre) lot.

The subject parcel is located within the Central Springbank Area Structure Plan (ASP) and the Robinson Road Conceptual Scheme (CS). The application was evaluated pursuant to the policies within Section 10.0 (Country Residential Development) of the County Plan, the infill residential area policies of the Central Springbank Area Structure Plan (ASP), the Robinson Road Conceptual Scheme (CS), and the *Land Use Bylaw*.

Although policies of the CS state that any subdivision will result in an amendment to the Robinson Road CS, Administration notes that an amendment to the entire CS to add one lot would not be beneficial. Otherwise, the application was found to be consistent with the overarching planning policies as they relate to infill country residential developments.

ADMINISTRATION'S RECOMMENDATION

- THAT Bylaw C-8581-2024 be given first reading.
- THAT Bylaw C-8581-2024 be given second reading.
- THAT Bylaw C-8581-2024 be considered for third reading.
- THAT Bylaw C-8581-2024 be given third and final reading.



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BACKGROUND

Location (Attachment A)

Located approximately 0.20 kilometres (0.13 miles) south of Lower Springbank Road and 0.41 kilometres (0.25 miles) east of Horizon View Road, on the north side of Robinson Road.



Site History (Attachment B)

In June 2000, the existing parcel was registered at land titles. This was prior to the adoption of the Central Springbank ASP (2001) and the Robinson Road Conceptual Scheme (2007).

Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary internal and external agencies. No concerns were received. This application is not within an area guided by intermunicipal policy or requirements.

Landowner Circulation (Attachment D)

The application was circulated to 326 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); 3 letters in support, and 3 letters in opposition (1 duplicate) were received.

ANALYSIS

Policy Review (Attachment E)

Application was reviewed pursuant to Section 10.0 (Country Residential Development) of the County Plan, the Central Springbank ASP, the Robinson Road CS, and the *Land Use Bylaw*. The application was found to be consistent with these policies.

Section 10.0 (Country Residential) of the County Plan states that country residential development should be developed in accordance with their relevant area structure plans.

The subject parcel is located within the Central Springbank ASP and is in an identified infill residential area that is further guided by the Robinson Road CS. The proposed redesignation is to facilitate future subdivision of the parcel that would result in one ± 2.27 acre and one ± 2.28 acre lots in accordance with Policy 2.9.3.b of the ASP and Policy 6.3.1 of the CS.

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Although Policy 1.1.1 of the CS states that future subdivision will result in an amendment to the Robinson Road CS, Administration notes that the creation of one lot is minor in nature and would not benefit from amending the CS to include one additional lot.

Finally, the future proposed subdivision is also consistent with the minimum parcel sizes as required by the R-CRD District 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

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

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: Draft Bylaw C-8581-2024

APPROVALS

Manager:	Dominic Kazmierczak
Acting Executive Director:	Dominic Kazmierczak
Chief Administrative Officer:	Reegan McCullough

