



## PLANNING & DEVELOPMENT SERVICES

<b>TO:</b>	Council	
<b>DATE:</b>	March 9, 2021	<b>DIVISION:</b> 4
<b>TIME:</b>	Afternoon Appointment	
<b>FILE:</b>	03311004	<b>APPLICATION:</b> PL20200096
<b>SUBJECT:</b>	Redesignation – Residential	

**APPLICATION:** To redesignate a portion of the subject land from Direct Control District (DC-166) to Residential, Rural District (R-RUR) p4.0, to facilitate the creation of a  $\pm$  10.0 acre parcel.

**GENERAL LOCATION:** Located at the southwest junction of Range Road 281 and Township Road 232.

**LAND USE DESIGNATION:** Direct Control District (DC-166)

**EXECUTIVE SUMMARY:** Council gave first reading to Bylaw C-8084-2020 on October 6, 2020. The bylaw has been amended to correct the land use district referenced. The application is inconsistent with the relevant policies of the County Plan as the application does not meet the definition of a first parcel out, does not propose the creation of a new or distinct agricultural operation, and the subject land is not located within a fragmented quarter section. Further, the proposed parcel size would allow for further subdivision potential under the proposed land use designation.

**ADMINISTRATION RECOMMENDATION:** Administration recommends refusal in accordance with Option #2.

### OPTIONS

Option #1:	Motion #1	THAT Bylaw C-8084-2020 be amended in accordance with Attachment 'C'.
	Motion #2	THAT Bylaw C-8084-2020 be given second reading as amended.
	Motion #3	THAT Bylaw C-8084-2020 be given third and final reading as amended.

Option #2: THAT application PL20200096 be refused.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Logan Cox, Planning & Development Services

**APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• Municipal Development Plan;</li> <li>• Direct Control Bylaw (DC-166);</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• Level 1 Variation Assessment</li> </ul>
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**POLICY ANALYSIS:**County Plan

The subject application is not considered a first parcel out, the application does not propose a new or distinct agricultural operation, and the subject parcel is not located in a fragmented quarter section. As such, there is no policy support for the proposal under the policies of the County Plan.

Land Use Bylaw

The proposed land use designation and parcel size would allow for further subdivision potential.

**ADDITIONAL CONSIDERATIONS:**

The subject parcel is developed with a dwelling and accessory buildings. In 2017, a subdivision occurred that removed a 4 acre parcel from the unsubdivided quarter section. The proposed 10.0 acre parcel is located immediately south of that parcel.

The proposed parcel would gain access from an existing approach off Range Road 281. Range Road 281 is identified as a Network 'B' road in the long-range transportation network, requiring a 30 m road right of way in the future. The existing right of way is 20 m wide; therefore, a dedication of 5 m would be required along the eastern boundary of the proposed parcel and remainder parcel at the future subdivision stage. Township Road 232 is identified as a 4 lane road in the long-range transportation network, requiring a 40 m right of way. The existing right of way is 25 m wide. Previously, the owner dedicated a 5 m wide strip along the northern boundary of the parcel. An additional 5 m wide strip along the entire northern boundary of the remainder would be required to be dedicated by caveat at the future subdivision stage.

The existing dwelling is serviced by water well and private sewage treatment system. The applicant provided a Level 1 Variation Assessment for the existing dwelling and demonstrated that the existing well and PSTS system would meet the required setbacks. In accordance with Policy #411, the proposed remainder parcel is not required to demonstrate servicing.

Transportation Offsite Levy would not be applicable as the proposed parcels are larger than 7.41 acres.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

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Executive Director  
Community Development Services

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Chief Administrative Officer



ROCKY VIEW COUNTY

LC/llt

**ATTACHMENTS:**

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-8084-2020 and Schedule A

ATTACHMENT 'D': Map Set

ATTACHMENT 'E': Public Submissions