



Subdivision Item: Residential

Electoral Division: 5

File: PL20240152 / 06516016

Date:	December 10, 2024
Presenter:	Carter Shelton, Planner 1
Department:	Planning

REPORT SUMMARY

The purpose of this report is for Council to assess a proposed subdivision of the subject lands (Attachment A) to create a ±0.81 hectare (±2.00 acre) parcel with a ±0.81 hectare (±2.00 acre) remainder.

The application was evaluated in accordance with the *Municipal Government Act*, Matters Related to Subdivision and Development Regulation, Calgary Metropolitan Region Board Growth Plan (RGP), City of Calgary / Rocky View County Intermunicipal Development Plan (IDP), Municipal Development Plan (County Plan), Calterra Estates Conceptual Scheme, and the *Land Use Bylaw*.

As the application aligns with relevant County planning documents, it is supported by the IDP. The application aligns with Sections 5.0 (Managing Residential Growth Areas), and Section 10.0 (Country Residential) of the County Plan. The proposal is further guided by the approved Calterra Estates Conceptual Scheme, which supports the subject application for subdivision.

The proposed ±0.81 hectare (±2.00 acre) parcels comply with the *Land Use Bylaw* as the proposed parcel sizes exceed the minimum size restriction of the applicable R-CRD designation.

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

ADMINISTRATION'S RECOMMENDATION

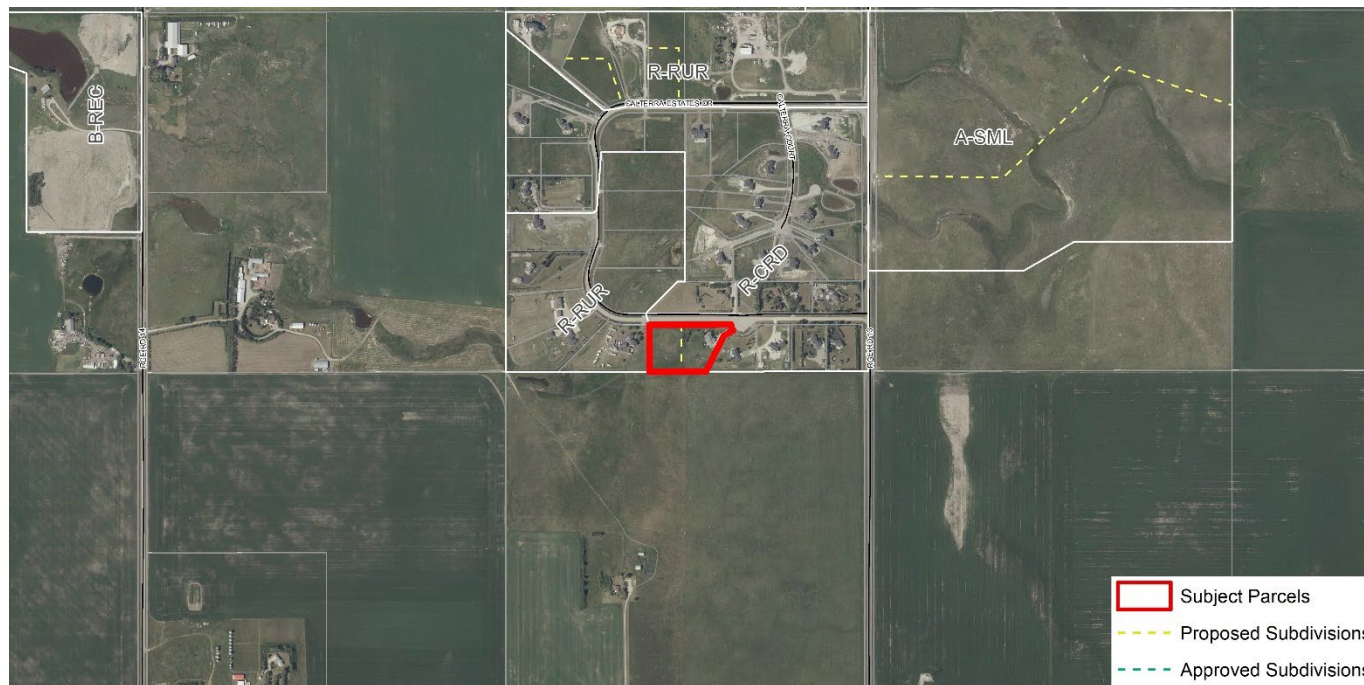
THAT the Subdivision Authority approves application PL20240152 with the conditions noted in Attachment F.

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BACKGROUND

Location (Attachment A)

Located approximately 0.21 kilometres (0.13 miles) west of Range Road 13, and 0.81 kilometres (0.50 miles) north of Highway 566 and the city of Calgary.



Site History (Attachment B)

On June 6, 2001, Council approved Bylaw C-5208-2000 to adopt the Calterra Estates Conceptual Scheme guiding land use and subdivision applications within the subject quarter section.

On September 18, 2001, Council approved Bylaw C-5417-2001 to redesignate the subject lands from Residential Two District (currently R-RUR) to the Residential One District (currently R-CRD) to facilitate future subdivision within Phase 1 of the Calterra Estates Conceptual Scheme lands.

Between 2012 and 2017, Council had approved three separate amendments to the Calterra Estates Conceptual Scheme allowing for 0.80 hectares (≥ 1.98 acres) parcels within various stages of the plan area.

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 Calgary in accordance with the Rocky View County / City of Calgary Intermunicipal Development Plan.

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

Landowner Circulation (Attachment D)

The application was circulated to 96 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); 3 letters in support, and 1 letter in opposition were received.

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ANALYSIS

Policy Review (Attachment E)

The application was reviewed pursuant to the *Municipal Government Act*, Matters Related to Subdivision and Development Regulation, Calgary Metropolitan Region Growth Plan (RGP), City of Calgary / Rocky View County Intermunicipal Development Plan (IDP), Municipal Development Plan (County Plan), and the *Land Use Bylaw*. The application was determined to align with the policies of the County Plan, and therefore meets the requirements of the *Municipal Government Act*.

The subject lands are located within an identified City of Calgary Residential Growth Corridor. Policy 8.1.3 of the IDP supports applications within the growth corridor which are consistent with the relevant County Planning documents. As the application is consistent with the County Plan and the adopted Calterra Estates Conceptual Scheme, it therefore aligns with the overarching IDP.

The application is consistent with the County Plan Sections 5.0 (Managing Residential Development and 10.0 (Country Residential Development). Section 5.0 is largely silent regarding the development of conceptual schemes outside of identified area structure plans; however, the proposal is consistent with the Calterra Estates CS, which achieves a moderate level of residential growth conforming to the County’s environmental and community goals. While not specifically identified as a Country Residential Community (Map 1), the Calterra Estates CS is consistent with policies 10.2 - 10.4 guiding country residential development. Overall, the proposal is guided by a conceptual scheme prepared in accordance with the policies of Section 10.0 and development review criteria of Section 29, and is therefore supported by the County Plan.

The application is located within Phase 1 of the Calterra Estates Conceptual Scheme area as indicated by Figure 6. The Conceptual Scheme supports the development of a total of 52 lots within the plan area with a general parcel size restriction of 1.60 hectares (3.95 acres). However, a 0.80 hectare (1.98 acre) concept is supported within various portions of the plan area and for parcels holding the appropriate land use designation. The registration of the subject lot would create a total of 50 lots within the plan area. While the subject parcel is not specifically identified to support 1.98 acre parcels, the R-CRD district designation previously approved by Council through the adoption of Bylaw C-5717-2001 supports the proposed creation of ±2.00 acre parcels for the subject lands.

The proposed parcels comply with the *Land Use Bylaw* as the resulting 0.81 hectare (±2.00 acre) configuration being proposed meets the minimum size restriction of the applicable Residential, Country Residential (R-CRD) land use district.

Document	Minimum Density (Units per Acre)	Maximum Density (Units per Acre)
Calterra Estates Conceptual Scheme	0.25	0.50
Proposed Application	0.25	0.50 (50 th total lot within plan area)

COMMUNICATIONS / ENGAGEMENT

Consultation was conducted in accordance with statutory requirements and County Policy C-327.

IMPLICATIONS

Financial

No financial implications identified at this time.



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STRATEGIC ALIGNMENT

As per Section 5(2) of the *Subdivision Authority Bylaw* (C-8275-2022), Council is the decision-making authority due to receipt of landowner opposition within the circulation radius as prescribed by the *Circulation and Notification Standards Policy* C-327.

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

APPROVALS

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

