



Subdivision Item: Residential

Electoral Division: 1

File: 03908001 / PL20240039

Date:	January 7, 2025
Presenter:	Christine Berger, Planner 2
Department:	Planning

REPORT SUMMARY

The purpose of this report is for the Subdivision Authority to assess a proposed subdivision of the subject lands (Attachment A) to create a ± 1.86 hectare (± 4.60 acre) parcel, a ± 1.87 hectare (± 4.62 acre) parcel, a ± 1.95 hectare (± 4.81 acre) parcel with a ± 2.20 hectare (± 5.44 acre) remainder.

The subject parcel is located within the Greater Bragg Creek Area Structure Plan (ASP); as such, the application was evaluated in accordance with the Municipal Development Plan (County Plan), the Greater Bragg Creek ASP, 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, as well as Section 7.0 (Future Physical Form) of the Greater Bragg Creek ASP. It also meets the regulations of the *Land Use Bylaw*.

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

ADMINISTRATION’S RECOMMENDATION

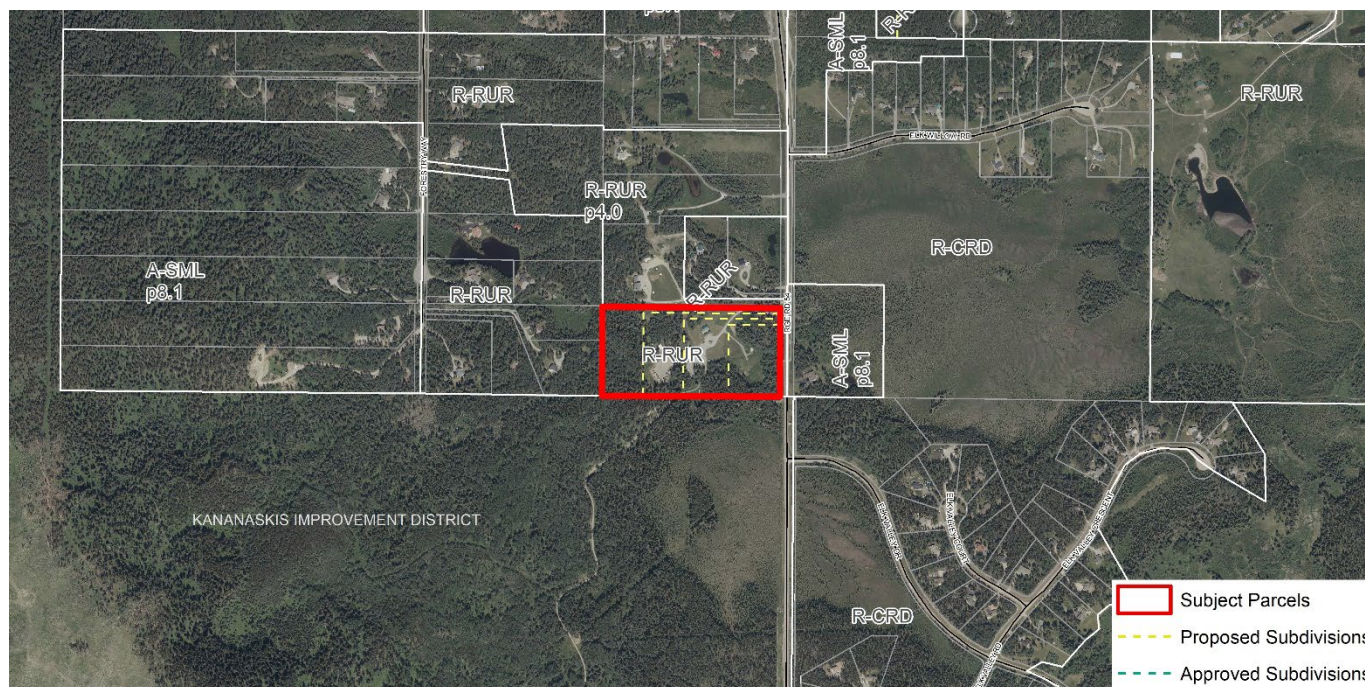
THAT the Subdivision Authority approves application PL20240039 with the conditions noted in Attachment F.

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BACKGROUND

Location (Attachment A)

The subject parcel is located approximately 1.21 kilometres south of Township Road 232 and on the west side of Range Road 54, and approximately 9.66 kilometres (6.00 miles) southwest of the hamlet of Bragg Creek.



Site History (Attachment B)

The subject land is approximately ± 7.88 hectares (± 19.47 acres) and presently contains a single detached dwelling and accessory building. Access to Range Road 54 is provided through an approach on the northeastern portion of the parcel.

On October 3, 2023, Council approved Bylaw C-8426-2023 to redesignate the subject lands from Agricultural, Small Parcel District (A-SML p8.1) to Residential, Rural District (R-RUR) to facilitate future subdivision.

Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary intermunicipal neighbours, internal and external agencies, including the Kananaskis Improvement District directly south, and Alberta Environment. No responses were received.

Landowner Circulation (Attachment D)

The application was circulated to 272 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); seven letters in support (one of which offered support under certain conditions), and two letters in opposition were received.

ANALYSIS

Policy Review (Attachment E)

The application was evaluated in accordance with the policies within Sections 5.0 (Managing Residential Growth Areas) and Section 10.0 (Country Residential Development) of the County Plan, as well as Section 7.0 (Future Physical Form) of the Greater Bragg Creek ASP; the application was found to align with these statutory plans. The subject land is designated for infill residential development as per Figure

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13 (Future Residential Development) of the Greater Bragg Creek ASP. As per Policies 7.1 (c) and (d), a conceptual scheme should be prepared if more than one lot is being subdivided; however, after an extensive review, Administration is of the opinion a conceptual scheme would be of little to no benefit, and all items can be captured as conditions of subdivision. The reasons for this are as follows:

- Conceptual schemes are generally applied at the quarter section level; however, the majority of the quarter section has previously been subdivided to full build-out; there is no opportunity to include surrounding parcels in the conceptual scheme as the majority cannot subdivide further.
 - Furthermore, the Kananaskis Improvement District is located directly south, and a large portion of the lands east of Range Road 54 is dedicated as Environmental Reserve, and therefore will not develop further.
- Policy 7.4.3 (f) states “construction of new municipal roads within infill residential areas should be discouraged”, and Policy 7.4.1 (b) states “in some cases, panhandles should be considered to access new building sites without frontage” given certain conditions are met.
 - Panhandles have been provided to give each lot physical access to Range Road 54 if needed, however, the Applicant is proposing a shared driveway with one point of access to limit the number of approaches off Range Road 54, as well as limit environmental impacts (such as clearing trees).
- All items that would be included in a conceptual scheme (such as ‘Fire Smart’ building materials and limiting removal of natural vegetation) can be completed through conditions of subdivision, and have been included in Attachment ‘F’.

Lastly, the size and shape of the proposed parcels are consistent with the relevant policies of the County Plan and the Greater Bragg Creek Area Structure Plan, as well as surrounding development.

As per the table below, the Application is aligned with density targets for the area.

Document	Minimum Density (Units per Acre)	Maximum Density (Units per Acre)
Greater Bragg Creek Area Structure Plan	N/A	0.25 UPA
Proposed Application	0.21 UPA	0.21 UPA

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 the letters of opposition received by adjacent landowners.

Additionally, the proposal has been updated since Council reviewed it at redesignation stage. The previous application anticipated one new parcel, however, the current proposal is for three new parcels. Administration would like to ensure Council, as the Subdivision Authority, is aware of the updated plan so a decision could be made accordingly.

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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:	Byron Riemann

