



## PLANNING AND DEVELOPMENT SERVICES

**TO:** Council

**DATE:** February 23, 2021 **DIVISION:** 9

**TIME:** Morning Appointment

**FILE:** 06704032 / 06704041 **APPLICATION:** PL20200016

**SUBJECT:** Redesignation Item – Agricultural and Residential Use

**APPLICATION:** To redesignate the subject lands from Agricultural, Small Parcel District (A-SML) to Agricultural, Small Parcel District (A-SML p8.1), Residential, Rural District (R-RUR p4.0), and Residential, Rural District (R-RUR), and from Residential, Country Residential District (R-CRD) to Residential, Rural District (R-RUR), in order to facilitate future subdivision and boundary adjustment.

**GENERAL LOCATION:** Located in the Bearspaw area, approximately 1.6 kilometers (1 mile) north of Highway 1A and on the west side of Range Road 33.

**LAND USE DESIGNATION:** Agricultural, Small Parcel District (A-SML) and Residential, Country Residential District (R-CRD)

**EXECUTIVE SUMMARY:** Council gave first reading to Bylaw C-8099-2020 on November 10, 2020. The application is inconsistent with the Bearspaw Area Structure Plan (BASP):

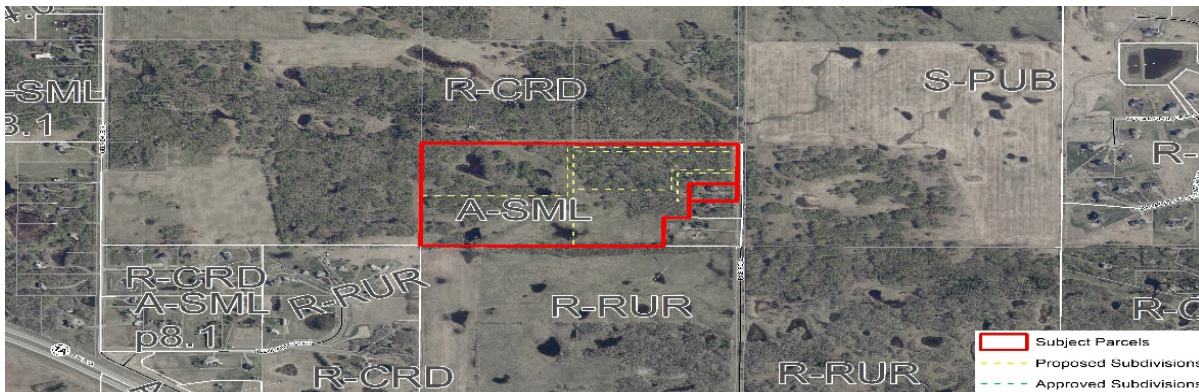
- The Applicant chose to proceed with this application without a Conceptual Scheme;
- The proposed agricultural use is inconsistent with residential use identified in Figure 7;
- The proposed development is out of development sequence as defined in Figure 8;
- The proposed three panhandles are discouraged as per the BASP.

**ADMINISTRATION RECOMMENDATION:** Administration recommends refusal as per Option # 2.

### OPTIONS

- Option # 1: Motion #1 THAT Bylaw C-8099-2020 be given second reading.  
 Motion #2 THAT Bylaw C-8099-2020 be given third and final reading.
- Option # 2: That application PL20200016 be refused.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Xin Deng, Planning and Development Services



**APPLICATION EVALUATION:**

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

<p><b>APPLICABLE POLICY AND REGULATIONS:</b></p> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Municipal Development Plan;</li> <li>• Bearspaw Area Structure Plan;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<p><b>TECHNICAL REPORTS SUBMITTED:</b></p> <ul style="list-style-type: none"> <li>• Phase 1 Groundwater Supply Report (Chinook Arch Geoscience Inc. Jan 27, 2020)</li> </ul>
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**POLICY ANALYSIS:**

County Plan

Section 10, Country Residential Development, provides policies to support orderly and efficient residential development. Policy 10.1 states that development within Bearspaw shall conform to the relevant area structure plan. Therefore, this application was evaluated in accordance with the Bearspaw Area Structure Plan.

Bearspaw Area Structure Plan

Figure 3 of the Bearspaw Area Structure Plan indicates that the subject lands are located in the area that requires a Conceptual Scheme. A Conceptual Scheme provides a policy framework to ensure all relevant planning consideration are addressed prior to development. When a large area is subdivided incrementally in the absence of a Conceptual Scheme, development may not occur in an orderly and efficient manner, and can result in development constraints or challenges in the future. The applicant was advised of the requirement of a Conceptual Scheme; however, they chose to proceed without it.

Furthermore, the ASP identifies the subject lands as being suitable for residential development in the future. The proposed three residential lots are consistent with the future use, while the other two small agricultural parcels are not.

The lands are also located within the Development Priority Area 3, which means that the development in this area would be considered after Development Priority Area 1 and 2 are built out. As Development Priority Area 1 and 2 have not been built out yet, the proposed is out of sequence and is considered premature at this time.

Policy 8.1.23 also states that panhandle accesses to major and minor collector roads should be avoided; the three proposed panhandles do not meet this policy.

Land Use Bylaw

One of the existing parcels (06704041, Lot 3, Block 1, Plan 1212355, NE-04-26-03-W05M) is ± 2.00 acres in size. It is currently designated Residential, Country Residential District (R-CRD), and would be redesignated to Residential, Rural District (R-RUR), which require a minimum parcel size of 3.95 acres. As part of this proposal, ± 2.00 acre of adjacent land is to be redesignated to R-RUR as well. At the future subdivision stage, these two ± 2.00 acre parcels are anticipated to be consolidated to make a ± 4.00 acre parcel, which would meet the minimum parcel size requirement.

All other proposed parcels meet the minimum parcel size requirements of the Land Use Bylaw.



Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

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Executive Director  
Community Development Services

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Chief Administrative Officer

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**ATTACHMENTS**

- ATTACHMENT 'A': Application Information
- ATTACHMENT 'B': Application Referrals
- ATTACHMENT 'C': Bylaw C-8099-2020 and Schedule A
- ATTACHMENT 'D': Map Set
- ATTACHMENT 'E': Public Submissions