



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: February 23, 2021 **DIVISION:** 6
TIME: Morning Appointment
FILE: 07315033 **APPLICATION:** PL20200142
SUBJECT: Redesignation Item – Residential Use

APPLICATION: To redesignate the subject land from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD), in order to facilitate the creation of two ± 2.065 acre lots.

GENERAL LOCATION: Located 3.5 miles east of the city of Airdrie, on the north side of Highway 567.

LAND USE DESIGNATION: Residential, Rural District (R-RUR)

EXECUTIVE SUMMARY:

Council gave first reading to Bylaw C-8098-2020 on November 10, 2020. The proposal is consistent with applicable policies and County requirements:

- The proposal is consistent with residential Policy 10.11 of the County Plan. The Applicant submitted a “lot and road plan” to demonstrate that orderly and efficient residential development could be achieved in the area, and the creation of one new lot would not jeopardize subdivision potential on adjacent lands.
- The Applicant submitted a Phase 1 Groundwater Report and Level 2 PSTS assessment that concluded that the site is suitable for one new lot residential development.

ADMINISTRATION RECOMMENDATION: Administration recommends approval as per Option #1.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-8098-2020 be given second reading.
Motion #2 THAT Bylaw C-8098-2020 be given third and final reading.
- Option # 2: THAT application PL20200142 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>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Municipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Level 1 Variant Model Process Assessment (Western Water Resources Inc., June 20, 2013) • Level 2 Model Process Assessment (Western Water Resources Inc., June 24, 2013) • Phase 1 Groundwater Feasibility Assessment (Western Water Resources Inc., June 10, 2013)
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POLICY ANALYSIS:

County Plan

Section 10 Country Residential Development contains policies to evaluate redesignation and subdivision applications ranging from a new residential community to fragmented residential area.

The subject quarter section contains 19 parcels, meeting the definition of Fragmented Quarter Section.

The Applicant submitted a “lot and road plan” to demonstrate that orderly and efficient residential development could be achieved in the area. Further subdivision on adjacent lands would take advantage of the adjacent two municipal roads for access. The groundwater report and PSTS assessment conclude that there is sufficient water supply for the proposed new lot, and soil is able to support the private sewage treatment system. Creation of one new lot would not jeopardize subdivision potential on adjacent lands, and would not have negative impact on on-site and off-site infrastructure and roads.

Land Use Bylaw

The proposed two lots meet the minimum parcel size requirement of ± 1.98 acres within Residential, Country Residential District of the Land Use Bylaw.

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

XD/llt

ATTACHMENTS:

- ATTACHMENT ‘A’: Application Information
- ATTACHMENT ‘B’: Application Referrals
- ATTACHMENT ‘C’: Bylaw C-8098-2020 and Schedule A
- ATTACHMENT ‘D’: Map Set
- ATTACHMENT ‘E’: Public Submissions