

PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: February 23, 2021 **DIVISION:** 6

FILE: 07127017, 07128021/22, 07134020/21, **APPLICATION:** PRDP20202030
08102013/14/15, 08103007/8/9, 08111008

SUBJECT: Development Permit: Recreational Corridor / Listed DC Use, with no Variances

APPLICATION: Construction of a Recreation Corridor, for a non-motorized, multi-use trail (Meadowlark Trail), including Signs, traffic safety measures, and trail infrastructure.

GENERAL LOCATION: Located along the former Canadian Pacific Rail right-of-way between the town of Irricana and the village of Beiseker.

LAND USE DESIGNATION: Direct Control District 160 Bylaw C-7823-2018 (DC 160).

EXECUTIVE SUMMARY: This proposal is for construction of Phase 3 of Meadowlark Trail. The trail is approximately 7.50 km in length and includes signage, traffic safety measures, and trail infrastructure.

The multi-use gravel trail has been designed to accommodate non-motorized users, including pedestrians and cyclists, but does not permit motorized or equestrian riders at this time. The trail has incorporated various landscaping elements for buffering and privacy screening from adjacent properties, to prevent trail users from accessing the trail through private property. There will also be bollards at the trail crossings to prevent motor vehicle access.

The application is consistent with the policy and principles of the County Plan, the regulations of DC 160 and is alignment with statutory policy.

ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option #1: THAT Development Permit No. PRDP20202030 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit No. PRDP20202030 be refused as per the reasons noted (as determined by Council).
- Option #3: THAT alternative direction be provided.

Administration Resources

Jacqueline Targett, Planning & Development Services

AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

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

| APPLICABLE POLICY AND REGULATIONS: | TECHNICAL REPORTS SUBMITTED: |
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| <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan; • Direct Control District 160 (Bylaw C-7823-2018) [DC 160]; • The Parks and Open Space Master Plan; • The Parks and Pathways Plan; • Land Use Bylaw C-4841-97; and • County Servicing Standards. | <ul style="list-style-type: none"> • Meadowlark Trail Development Permit: Supporting Information Report & Package for Trail Construction, as prepared by B&A Planning Group (December 22, 2020) • Trail Management Plan, as prepared by Alberta TrailNet Society • Transportation Safety Assessment, as prepared by Sedulous Engineering; (May 2020) • Storm Drainage Memo, as prepared by Sedulous Engineering; (July 23, 2020) • Environmental Survey, as prepared by CAN-AG Enterprises Ltd.; (December 2001) |



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| | <ul style="list-style-type: none"> • Erosion & Sediment Control at Range Roads 262 (Dwg. ESC1) & 263 (Dwg. ESC2) (December 2020) • Meadowlark Trail Project Trail Crossing Figure at Range Roads 262 & 263 (December 2020) |
| <p>DIRECT CONTROL PERMITTED USES:</p> <ul style="list-style-type: none"> • Signs • Recreational Corridor • Trail Infrastructure | <p>DEVELOPMENT VARIANCE AUTHORITY:</p> <ul style="list-style-type: none"> • Council |

POLICY CONSIDERATIONS:

County Plan

Primary policy consideration was undertaken during the assessment of the application PL20170174, which resulted in the redesignation of the lands from Ranch and Farm District to DC 160.

The application correlates and supports several principles of The County Plan. The application also meets the intent of the County Plan’s goals to support community services and recreational development goals and to enhance and improve quality of life.

Direct Control District 160 (DC 160)

DC 160 requires that Council is the Development Authority for the issuance of all Development Permits. It provides regulations and requirements concerning the development of the Recreational Corridor. The application is consistent with the regulations of DC 160 and is alignment with the purpose and intent to develop a *Recreational Corridor* for a non-motorized recreation use.

ADDITIONAL REVIEW CONSIDERATIONS

This application is the final stage of the project to develop the Recreational Corridor. The total area that will accommodate the development is ± 28.55 hectares (± 70.56 acres), which spans over 12 parcels of land.

Alberta TrailNet Society is a charitable, non-profit organization that supports local groups in their trail building activities. The Meadowlark Trail Society has been formed by local landowners to work with Alberta TrailNet and will be involved in the promotion, development, and maintenance of the trail.

The trail is proposing two trailheads, one within the Town of Irricana and one within the Village of Beiseker. The trailheads will be the primary access locations for the trail and will include various signage (Information, Directional, and Wayfinding), all trail parking for passenger vehicles and bicycles, trailhead structures and furnishings, washroom facilities, garbage and waste receptacles, and landscaping. There are four ancillary access points/trail crossings. Two are located within the County at Range Road 262 and Range Road 263. Two are located outside of the County.



CONCLUSION:

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JT/sl

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps & Other Information

ATTACHMENT ‘C’: Application Referrals

ATTACHMENT ‘D’: Public Submissions