



COUNCIL REPORT

Redesignation Item: Residential

Electoral Division: 4

File: PL20240147 / 06713011

Date:	March 4, 2025
Presenter:	Carter Shelton, Planner 1
Department:	Planning

REPORT SUMMARY

The purpose of this report is to assess redesignation of the subject lands (Attachment A) from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) to facilitate future subdivision of one ±1.02 hectare (±2.51 acre) lot with a ±0.94 hectare (±2.31 acre) remainder.

The application was evaluated pursuant to the policies and regulations of the Municipal Development Plan (County Plan), the Bearspaw Area Structure Plan (ASP), and the *Land Use Bylaw*.

The application was found to not align with the policies of Section 5.0 (Managing Residential Growth) and Section 10.0 (Country Residential) of the County Plan, due to conflict with the Bearspaw ASP. The proposed land use supports a future parcel configuration below 4 acres in size, not supported by a concept plan in an area which is recommended for and would benefit from comprehensive planning to guide further development.

The surrounding quarter section has been largely fragmented on a piecemeal basis and would benefit from determining an internal road network which replaces the existing panhandle configuration present throughout, thereby providing an opportunity to maximize lot yields and coordinate servicing efficiency. The proposed parcel configuration utilizes an existing road acquisition agreement on a southerly adjacent panhandle to construct a local road over a portion of the agreement area to provide access to the western lot.

If Council determines that the application would align with the overall intent of the Bearspaw ASP, they may wish to consider varying the requirements of Policies 8.1.20 and 8.1.21 by considering the alternate direction at the end of this report.

ADMINISTRATION'S RECOMMENDATION

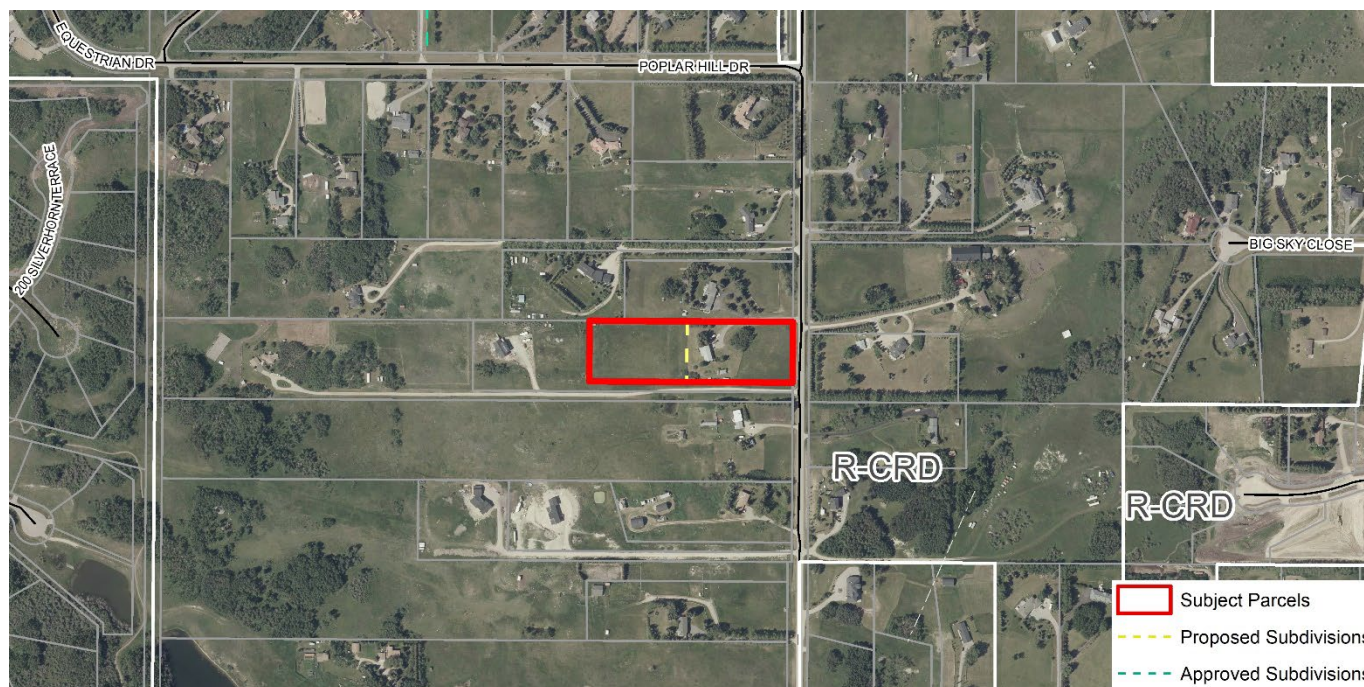
THAT application PL20240147 be refused.

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BACKGROUND

Location (Attachment A)

Located approximately 6.00 kilometres (3.73 miles) northwest of the city of Calgary, 0.81 kilometres (0.50 mile) west of Bearspaw Road and 0.41 kilometres (0.25 mile) north of Township Road 262, on the west side of Poplar Hill Drive.



Site History (Attachment B)

In April 1973, the quarter section (SW-13-26-03-W05M) was divided into eight parcels each approximately 20 acres in size.

In August 1996, the subject lot was created through the registration of Plan 9611632.

In August of 2024, the Applicant submitted both the current land use application as well as an application for subdivision (PL20240150). The subdivision application is on hold pending the outcome of Council's decision for the subject land use amendment under consideration.

Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary internal and external agencies.

This application is not within an area guided by intermunicipal policy or requirements.

Landowner Circulation (Attachment D)

The application was circulated to 290 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); 1 letter of concern, and 1 letter in opposition were received.

ANALYSIS

Policy Review (Attachment E)

The application was reviewed pursuant to Section 5.0 (Managing Residential Growth) and Section 10.0 (Country Residential Development) of the County Plan; the application was found to not align with the relevant policies. The subject lands are located within an identified country residential community (Map 1), which is supported to develop in accordance with the applicable Area Structure Plan and required to

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address the development review criteria of Section 29 of the County Plan. The application provides no technical analysis to support the proposal and does not align with the relevant policies of the Bears paw ASP.

The application conflicts with the minimum parcel size requirement as stipulated by Policies 8.1.20 and 8.1.21 of Bears paw ASP, as the proposed land use designation supports parcels less than 4 acres in size without an approved concept plan in place for development of the broader area. The subject lands are located within an area recommended to be guided by concept plans; the surrounding quarter section has experienced fragmentation on an individual basis and would benefit from further guidance respecting efficiency of servicing and maximizing lot numbers.

There is an existing road acquisition agreement across the two panhandles immediately south of the subject parcel, and the Applicant has indicated at time of future subdivision that they are amenable to constructing a road to County Standards providing access to the proposed western lot to a developed County Road. However, there has been nothing received by Administration indicating coordination with adjacent landowners. The submission of a concept plan, which is jointly contributed to by surrounding landowners, is recommended to be in place prior to supporting further fragmentation in the area.

Document	Minimum Density (Units per Acre)	Maximum Density (Units per Acre)
Bears paw Area Structure Plan	N/A	0.25
Proposed Application	N/A	0.50

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

This report is a statutory obligation under the *Municipal Government Act*.

ALTERNATE DIRECTION

THAT Bylaw C-8603-2025 be given first reading.

THAT Bylaw C-8603-2025 be given second reading.

THAT Bylaw C-8603-2025 be considered for third reading.

THAT Bylaw C-8603-2025 be given third and final reading.

ATTACHMENTS

Attachment A: Map Set

Attachment B: Application Information

Attachment C: Application Referral Responses

Attachment D: Public Submissions

Attachment E: Policy Review

Attachment F: Draft Bylaw C-8603-2025

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APPROVALS

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

