



# COUNCIL REPORT

## Redesignation Item: Residential

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Electoral Division: 1

Application: PL20240154 / 04705011

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| Date:       | April 8, 2025                    |
| Presenter:  | Christine Berger, Senior Planner |
| Department: | Planning                         |

### REPORT SUMMARY

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The purpose of this report is for Council to assess redesignation of the subject lands (Attachment A) from Agricultural Small Parcel District (A-SML p8.1) to Residential, Rural District (R-RUR p3.8) to facilitate future subdivision of one new parcel.

The subject parcel is located outside of an area structure plan; as such, the application was evaluated pursuant to the policies and regulations of the Municipal Development Plan (County Plan), and the *Land Use Bylaw*. The application was found to align with the policies of Section 5.0 (Managing Residential Growth) and 10.0 (Country Residential Development) of the County Plan.

### ADMINISTRATION'S RECOMMENDATION

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- THAT Bylaw C-8618-2025 be given first reading.
- THAT Bylaw C-8618-2025 be given second reading.
- THAT Bylaw C-8618-2025 be considered for third reading.
- THAT Bylaw C-8618-2025 be given third and final reading.

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### BACKGROUND

#### Location (Attachment A)

Located approximately 10.50 kilometres (6.50 miles) west of the city of Calgary, approximately 0.41 kilometres (0.25 mile) east of Range Road 35, on the south side of Township Road 240A.



#### Site History (Attachment B)

The subject parcel was originally subdivided in November of 1972.

On September 19, 2023, Council refused application PL20220119, a proposal to redesignate the lands from Agricultural, Small Parcel District (A-SMLp8.1) to Residential, Rural District (R-RUR) to facilitate future subdivision of three new parcels.

#### Intermunicipal and Agency Circulation (Attachment C)

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

Alberta Transportation and Economic Corridors has provided no concerns on the proposed application; further review and comments will be provided at the time of future subdivision.

#### Landowner Circulation (Attachment D)

The application was circulated to forty-four (44) adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); two letters of concern were received.

### ANALYSIS

#### Policy Review (Attachment E)

The subject parcel is located within a fragmented quarter section as per the County Plan definition. The County Plan supports further residential subdivision within a fragmented quarter section in accordance with the policies of Section 10.0 (County Residential Development).

Policies 10.11 and 10.13 require certain criteria to be met in order for an application for redesignation and future subdivision to be supported, including a lot and road plan, technical assessments, and public consultation. The application generally aligns with Policies 10.11 and 10.13, as the Applicant has

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demonstrated access to the proposed parcels, technical assessments were completed to illustrate the proposal's viability, and the Applicant has indicated that adjacent owners were notified. Since only one new parcel is being created, and the environmental constraints on site would likely limit further subdivision, a full lot and road plan was not required as part of the current application.

The proposed future subdivision would create one ± 3.98 hectare (± 9.83 acre) parcel with a ± 3.90 hectare (± 9.63 acre) remainder. The proposed parcels meet the minimum parcel size requirement of 1.60 hectares (3.95 acres) within the proposed Residential, Rural Residential (R-RUR) land use district. The proposed parcel modifier of p3.8 would limit the ability to further subdivide the proposed parcels without Council first considering a subsequent application to reduce or remove the minimum parcel size modifier.

### COMMUNICATIONS / ENGAGEMENT

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Consultation was conducted in accordance with statutory requirements and County Policy C-327.

### IMPLICATIONS

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#### Financial

No financial implications identified at this time.

### STRATEGIC ALIGNMENT

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

### ALTERNATE DIRECTION

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No alternative options have been identified for Council's consideration.

### ATTACHMENTS

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- 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-8618-2025

### APPROVALS

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|-------------------------------|---|
| Manager:                      | Dominic Kazmierczak, Executive Director, Community Services |
| Executive Director:           | Dominic Kazmierczak, Executive Director, Community Services |
| Chief Administrative Officer: | Reegan McCullough, Chief Administrative Officer             |