



Redesignation Item: Residential

Electoral Division: 3

Application: PL20240189 / 06826031

Date:	April 8, 2025
Presenter:	Carter Shelton, Planner 1
Department:	Planning

REPORT SUMMARY

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) to facilitate future subdivision.

The subject parcel is located within the Cochrane North Area Structure Plan (ASP), outside of the Hamlet Boundary. The application was evaluated in accordance with the policies and regulations of the Municipal Development Plan (County Plan), Cochrane North ASP, 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 as the proposal is aligned with the intent and relevant policies of the Residential Infill B Policy Area of the Cochrane North ASP.

ADMINISTRATION’S RECOMMENDATION

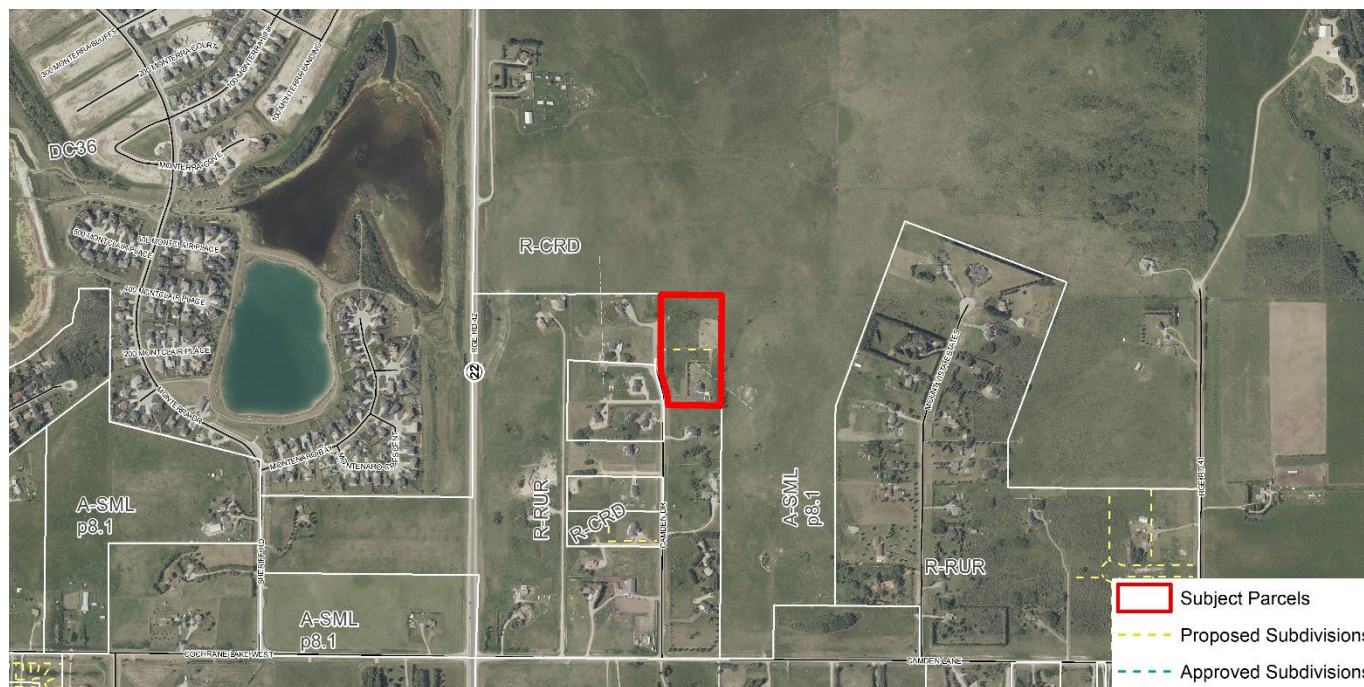
- THAT Bylaw C-8611-2025 be given first reading.
- THAT Bylaw C-8611-2025 be given second reading.
- THAT Bylaw C-8611-2025 be considered for third reading.
- THAT Bylaw C-8611-2025 be given third and final reading.

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BACKGROUND

Location (Attachment A)

Located approximately 2.00 kilometres (1.25 miles) north of the town of Cochrane, approximately 0.41 kilometres (0.25 miles) north of Camden Lane and 0.41 kilometres (0.25 miles) east of Highway 22.



Site History (Attachment B)

In April 2008, the subdivision creating Camden Drive and the original 4 acre parcels along the western side of Camden Drive was approved through the registration of Plan 0812064. This included the registration of Road Acquisition agreement (Instrument No. 081 152 863) for the future extension of Camden Drive to the northern boundary of subject lands.

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.

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 438 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); no letters in support or 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 proposal was found to align with these policies as it is supported by the applicable policies of the Cochrane North Area Structure Plan.

The proposal aligns with the types of development envisioned by the Cochrane North ASP for the residential infill policy areas as it supports residential development consistent with surrounding patterns

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of fragmentation. More specifically, the Residential Infill B Policy Area is applicable, which supports the creation of parcels to a minimum size of 0.8 hectares (± 2 acres). The subject parcel is the sole remaining parcel with direct frontage to Camden Drive, which currently holds an agricultural land use designation, and the land use designation being proposed (R-RUR) supports a minimum parcel size of 1.6 hectares (3.95 acres), therefore aligning with the purpose of the Residential Infill B Policy Area.

The application proposes the use of groundwater well and on-site septic treatment to support the additional lot being created and has provided a groundwater supply evaluation confirming availability of potable water to support the proposal. Provision of onsite wastewater treatment may be considered through subsequent subdivision application requirements, and deferred servicing agreements ensuring connection to piped infrastructure when available may also be considered, therefore aligning with Policies 6.1.9 and 6.1.11.

It should be noted that the current lot configuration proposed does not allow for adequate frontage onto Camden Drive, and that there is an existing Road Acquisition Agreement (Instrument No. 081 152 863) registered on the parcel adjacently west of the subject lands. As such, should the current parcel configuration be proposed at the time of future subdivision, the applicant/owner will be required to extend Camden Drive providing frontage to the proposed northern lot.

The proposed future ± 1.63 hectare (± 4.03 acre) parcels meet the purpose and parcel size restriction of the proposed Residential, Rural Residential District (R-RUR).

Document	Minimum Density (Units per Acre)	Maximum Density (Units per Acre)
Cochrane Area Structure Plan	N/A	0.50
Proposed Application	Current – 0.125 (± 8 acres)	0.25

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

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

ATTACHMENTS

- Attachment A: Map Set
- Attachment B: Application Information
- Attachment C: Application Referral Responses
- Attachment D: Public Submissions [No Letters Received]
- Attachment E: Policy Review
- Attachment F: Draft Bylaw C-8611-2025

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APPROVALS

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

