



COUNCIL REPORT

Local Plan & Redesignation Item: Residential

Electoral Division: 4

File: PL20240029/30 /
05725006/07/08/11-14/17/
31-33/37/42

Date:	May 20, 2025
Presenter:	Carter Shelton, Planner
Department:	Planning

REPORT SUMMARY

The purpose of this report is for Council to consider the proposed *Section 25 Conceptual Scheme* and redesignation application to facilitate country residential development within the Bearspaw Area Structure Plan (ASP).

- PL20240029 – To consider the *Section 25 Conceptual Scheme* (S25CS) and Fasakin Estates appendix that will provide the policy framework to guide future redesignation and subdivision applications for country residential lots within the subject quarter section.
- PL20240030 – To redesignate two lots within the conceptual scheme area as guided by the proposed *Fasakin Estates* appendix to the conceptual scheme. The land use amendment contemplates the change from the Agricultural, Small Parcel District (A-SML p8.1) and Residential, Rural Residential District (R-RUR) to Residential, Country Residential District (R-CRD) to facilitate the creation of 14 parcels ranging in size from ± 0.80 hectares (± 1.98 acres) to ± 1.63 hectares (± 4.03 acres).

The subject lands are located within the Bearspaw Area Structure Plan (ASP); as such, the application was evaluated pursuant to the policies and regulations of the Municipal Development Plan (County Plan), Bearspaw ASP, and the *Land Use Bylaw*.

The application was found to be in alignment with the applicable goals and policies of the overarching policy documents.

ADMINISTRATION'S RECOMMENDATION

PL20240029 (Conceptual Scheme)

THAT Bylaw C-8592-2024 be given first reading.

THAT Bylaw C-8592-2024 be given second reading.

THAT Bylaw C-8592-2024 be considered for third reading.

THAT Bylaw C-8592-2024 be given third and final reading.

PL20240030 (Redesignation)

THAT Bylaw C-8593-2024 be given first reading.

THAT Bylaw C-8593-2024 be given second reading.

THAT Bylaw C-8593-2024 be considered for third reading.

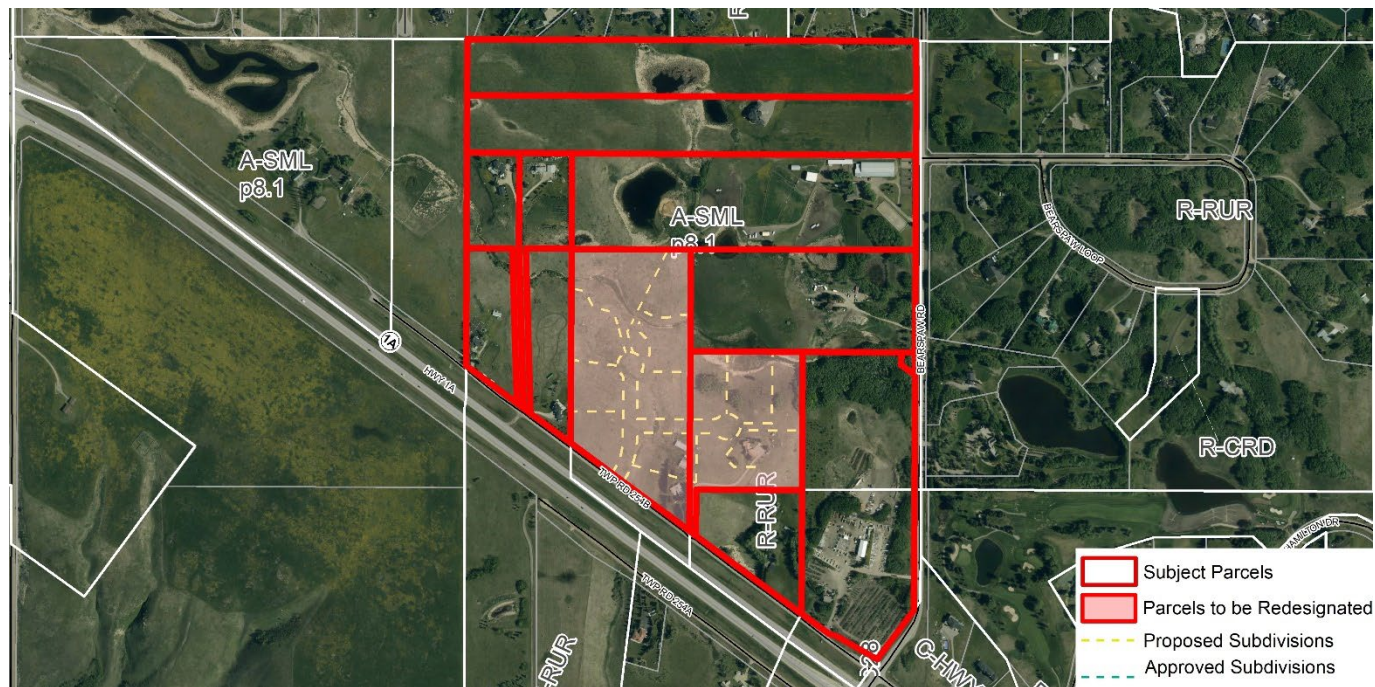
THAT Bylaw C-8593-2024 be given third and final reading.

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BACKGROUND

Location (Attachment A)

Located 1.61 kilometres (1.00 mile) northwest of the city of Calgary within the Bearspaw Area Structure Plan, immediately northwest of the junction of Bearspaw Road and Township Road 254B.



Site Context (Attachment B)

The first parcel out of the subject quarter section was created in 1958. Since then, several subdivisions have occurred within the quarter section, and there are currently 13 parcels within the subject area; six of which hold the Residential, Rural Residential District land use designation and range in size from 4.85 to 12.55 acres. Excepting the Direct Control lands, the remaining parcels in the quarter hold the Agricultural, Small Parcel District (A-SML p8.1) designation, and range in size from 18.18 to 26.03 acres in size. The Direct Control Bylaw affecting the south-eastern portion of the quarter section was adopted in 1996 to accommodate a landscaping business.

The parcels guided by the proposed Fasakin Estates appendix to the S25CS were created with the registration of plan 1024JK in 1962. Between 2021 and 2023, separate applications for land use amendment and subdivision were submitted affecting individual properties within the Fasakin Estates lands. Given the lack of an adopted Concept Plan in the area at the time, Administration directed the proponents to withdraw their respective applications and submit a jointly prepared conceptual scheme to support their proposal, maximize lot yields, and provide a more efficient internal transportation network throughout the quarter section.

- PL20210197 – Subdivision application affecting R-RUR parcel only.
- PL20220205 – Redesignation application affecting A-SML p8.1 parcel only. Withdrawn by Applicant in August of 2023 to prepare joint concept plan with easterly adjacent neighbours.

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 with the current density contemplated by the Fasakin Estates Appendix, however, has advised that subsequent subdivision

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phases will require an updated Traffic Impact Assessment, and may be subject to offsite improvements affecting the intersection of Township Road 254B and Bearspaw Road.

Landowner Circulation (Attachment D)

The application was circulated to 633 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 support were received in response.

ANALYSIS

Conceptual Scheme Overview

This application provides development guidelines supporting Country Residential development within the Bearspaw Area Structure Plan. It primarily envisions the creation of 14 residential lots within the two parcels that are subject to the Fasakin Estates Appendix, while also providing a development framework guiding future land use amendments and subdivision throughout the quarter section. As landowners outside of the Fasakin Estates area are not proponents of the application, there is no indicated timeline for developments outside of the Fasakin Estates Area. Therefore, the S25CS provides flexibility in development phasing to full build-out within the quarter while including technical review criteria to ensure further development is sensitive to the topographical and environmental features of the site.

The subject quarter section hosts a variety of development considerations including, most significantly, an identified riparian area intersecting east-west through the plan area, accompanied by steep slopes draining towards the noted tributary. While the conceptual parcel configuration proposed by the application provides limited north-south connectivity within the plan area, the configuration is sensitive to the environmental context of the land. Further, the application supports the preservation of the identified valuable ecosystem components through policy supporting the use of environmental reserve easement throughout the plan area where environmentally sensitive features are located.

Servicing has been conceptually proposed in compliance with the County's Servicing Standards, with detailed design to be confirmed at future subdivision stage.

Transportation:

Primary access to the Fasakin Estates Area is provided by a service road (Township Road 254B) running parallel to Highway 1A immediately north of the Highway Right of Way. The County Servicing Standards indicate that structural improvements to Township Road 254B are necessary to support the additional lots currently contemplated by the application, i.e. surface structure improvements. The Traffic Impact Assessment (TIA) for the application further contemplates no offsite improvements to the intersection of Highway 1A and Bearspaw Road being required based on the current density proposed; however, further development within the planned area shall require updated traffic assessment and sole discretion rests with ATEC regarding infrastructure upgrades affecting Highway 1A. The TIA further addresses safety concerns surrounding the intersection of Township Road 254B and Bearspaw Road, citing no significant collision history upon review of available data. Finally, policies have been included to address intersection spacing of Township Road 254B at Bearspaw Road, should future subdivision phases warrant the provision of an alternate access from Bearspaw Road in consultation with Alberta Transportation and Economic Corridors.

Regarding the envisioned parcel configuration and the provision of secondary emergency access, the Fasakin Estates appendix area has proposed an emergency access south to the same local road (Township Road 254B) as primary access. Sound planning best practices would encourage the provision of secondary access to surrounding road infrastructure; however, given the topography of the site and existing commercial users in the immediate area there is limited opportunity for secondary connection to alternative routes.

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Potable Water:

The development is proposed to be serviced by piped connection to Rocky View Water Co-op infrastructure. The Co-op has confirmed capacity to service the lots contemplated by the Fasakin Estates Appendix. Subsequent subdivision phasing within the plan area will require infrastructure extension and detailed distribution network analysis.

Wastewater:

Sanitary servicing throughout the plan area is contemplated through individual private sewage treatment systems. As the proposal contemplates the creation of parcels less than four acres in size, the installation of individual packaged sewage treatment plants will be required at future subdivision stage.

Stormwater:

Stormwater runoff will be managed in accordance with the Bearspaw-Glenbow Master Drainage Plan (MDP). The conceptual stormwater management plan has been determined to align with the regional Bearspaw-Glenbow MDP and detailed design of stormwater retention/filtration will be considered at future subdivision phase.

Policy Review (Attachment E)

PL20240029 – Section 25 Conceptual Scheme

The application was reviewed pursuant to the Municipal Development Plan (County Plan), the Bearspaw Area Structure Plan (ASP), and the *Land Use Bylaw*, and was found to largely align with the goals and policies of the overarching planning documents.

The application was principally reviewed in accordance with the Bearspaw ASP and determined to largely align with the objectives and policies therein. The subject lands are identified to be located within an area envisioned to support country residential development, and further supported to develop at this time as indicated by phasing policies locating the subject lands within Development Priority Area 1.

The Section 25 CS meets the requirements for conceptual scheme submissions as outlined in Policies 8.1.9 through 8.1.15. The conceptual parcel configuration generally aligns with Policy 8.5.10; however, the provision of alternative secondary access either through the extension of Township Road 254B to Woodland Road or through coordination with the adjacent Willow Creek Conceptual Scheme may provide additional efficiencies in the local transportation network while alleviating emergency access concerns. The concept plan further demonstrates technical feasibility of the proposed development through the submission of environmental overview documents as noted within Attachment B, thereby aligning with Policies 8.6.1 through 8.6.3. Overall, the concept plan aligns with the Bearspaw ASP objectives of guiding efficient growth and preserving natural features within the plan area by establishing development guidelines supporting a modest increase in density which is sensitive to the unique environmental context of the subject lands.

The proposed *Section 25 Conceptual Scheme* does not propose intensification or any changes to the existing business operations within the plan area; rather, provides guidance for residential development in the proximity to the business use regarding using site design to buffer residential users from the business operations. Further, the proposed parcel configuration contemplated by the concept plan achieves a development pattern meeting the purpose and minimum size restriction of the Residential, Country Residential District.

PL20240030 – Land Use Redesignation (Fasakin Estates lands)

The application is representative of the land use designation contemplated by the proposed Conceptual Scheme for the lands within the Fasakin Estates Appendix planned area. The application proposes the subject lands be redesignated to the Residential, Country Residential (R-CRD) District to support the creation of 14 lots approximately 2 acres in size. Redesignation proposals contemplating parcels less than four acres in size may be accommodated provided they align with a concept plan adopted in

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accordance with the Bearspaw ASP. As the proposed land use is supported by the submitted conceptual scheme under consideration, the redesignation is aligned with the Bearspaw ASP and County Plan.

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

Council may wish to explore alternate options should they believe the proposal does not meet the intent of the overarching policy documents.

THAT applications PL20240029 & PL20240030 be referred back to Administration to work with the Applicant on completing amendments addressing the following items:

- a. Alternative emergency access arrangements;
- b.
- c.

Council may wish to refuse the applications should they find that the proposal does not meet the intent of the overarching policy documents.

THAT applications PL20240029 & PL20240030 be refused.

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-8592-2024
- Attachment G: Draft Bylaw C-8593-2024

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