



## PLANNING AND DEVELOPMENT SERVICES

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**TO:** Council  
**DATE:** April 13, 2021 **DIVISION:** 2  
**TIME:** Morning Appointment  
**FILE:** 04717004/04717005 **APPLICATION:** PL20210014  
**SUBJECT:** Amendments – River's Edge Conceptual Scheme & Direct Control District 168

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**APPLICATION:** Proposed amendments to Direct Control District 168 to change the minimum parcel size from 0.98 acres to 1.10 acres, increase the sizing for Accessory Buildings under the Greenspace Cell, and to replace Schedule B with an updated parcel plan.

**GENERAL LOCATION:** Located approximately 9.5 kilometers west of the city of Calgary, 1.6 kilometers south of Springbank Road, and on the west side of Range Road 34.

**LAND USE DESIGNATION:** Direct Control 168

**EXECUTIVE SUMMARY:** Council gave first reading to Bylaw C-8138-2021 on February 23, 2021. The application is within the River's Edge Conceptual Scheme, adopted through Bylaw C-7863-2019 on November 26, 2019. On January 27, 2021, application PL20200133 was heard and subsequently tabled by the Municipal Planning Commission (MPC) with the following motion:

THAT subdivision application PL202001333 be tabled until a subdivision design and condition set is prepared to accommodate the proposed changes the Applicant presented including accommodation for a pathway design at the January 27 Municipal Planning Commission meeting;

And

THAT the Municipal Planning Commission direct Administration to work with the Applicant to do a site specific amendments to DC-168 to support the proposed subdivision design, to be considered by Council.

The application proposes adequate pedestrian connectivity to the Environmental Reserve areas along the Elbow River.

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

### OPTIONS

- Option #1:      Motion #1      THAT Bylaw C-8138-2021 be amended in accordance with Attachment C.
- Motion #2      THAT Bylaw C-8138-2021 be given second reading.
- Motion #3      THAT Bylaw C-8138-2021 be given third and final reading.
- Option #2:      THAT application PL20210014 be refused.

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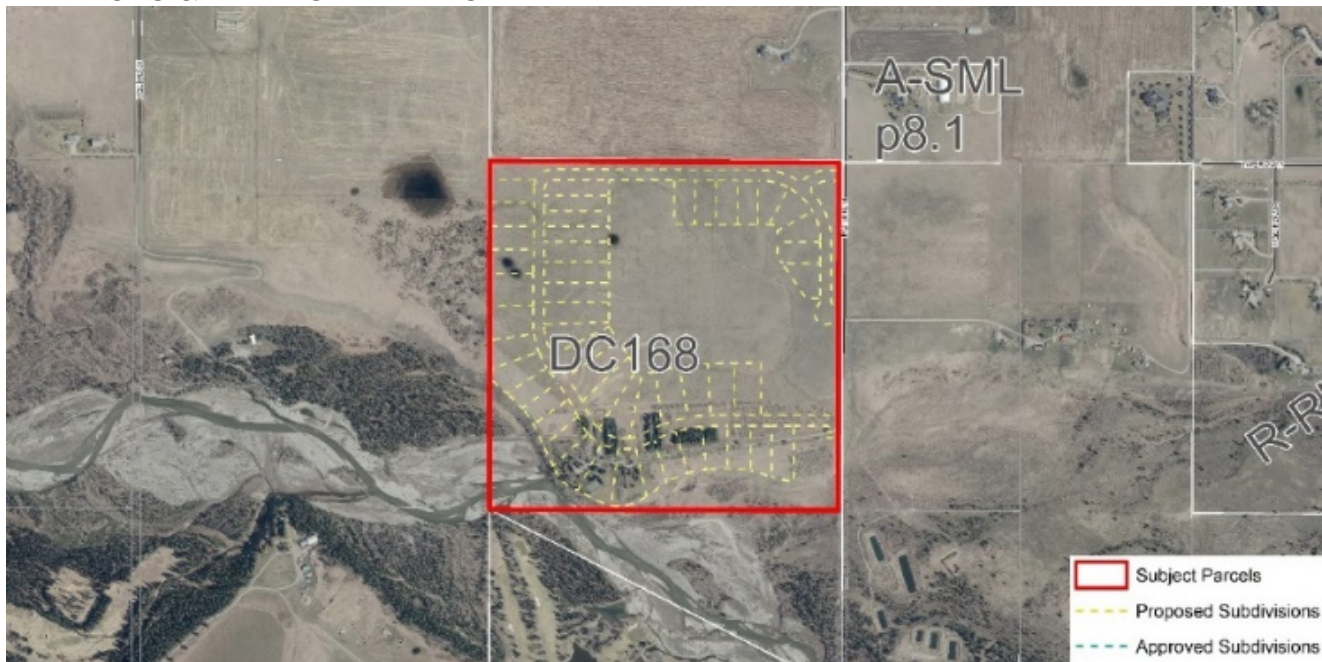
### Administration Resources

Logan Cox, Planning & Development Services



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## 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:

- *Municipal Government Act;*
- County Plan;
- River's Edge Conceptual Scheme; and
- Land Use Bylaw.

### TECHNICAL REPORTS SUBMITTED:

- None

## POLICY ANALYSIS:

### Conceptual Scheme

The proposed amended site layout (Schedule "B" of the Direct Control (DC) Bylaw) did not align with the plan within the Conceptual Scheme (CS); Cell A, Residential Lot Development, and Cell D, Road and Utility Development.

To align both the DC Bylaw and CS, Administration has provided a redline version of Bylaw C-8138-2021 for Council's consideration which would address amendments to the CS along with amendments to the DC Bylaw.

### Additional Considerations:

#### Access to Environmental Reserve

The applicant had initially identified their willingness to construct a parking area near the southern end of Range Road 34 to provide access to the pathway system within the proposed ER area. Following further discussion, Administration has worked with the applicant to provide a dedicated parking area along Range Road 34 adjacent to the southern access point. This paved parking area will be able to accommodate up to ten (10) parking stalls with enough pavement area that to allow for vehicles to



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adequately exit the stall and turn around while also providing a convenient connection to the wilderness park public access point. The applicant has indicated they will include this parking and road extension in their detailed design as part of their requirement to upgrade Range Road 34 to County standards as part of the subdivision process.

### Site Plan Changes

The initial application requested a minimum parcel size of 1.2 acres; however, through site plan revisions the applicant is now requesting Council consider amending the proposed Direct Control District to allow for a minimum parcel size of 4.5 ha (1.1 acres). This change has been shown through the red-line update to Bylaw C-8138-2021 (Attachment "C").

Respectfully submitted,

Concurrence,

"Brock Beach"

"Al Hoggan"

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Acting Executive Director  
Community Development Services

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Chief Administrative Officer

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### **ATTACHMENTS**

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-8138-2021 and Schedule 'A' & Schedule 'B'

ATTACHMENT 'D': Map Set

ATTACHMENT 'E': Public Submissions