



COUNCIL REPORT

Subdivision Item: Residential

Electoral Division: 2

File: PL20220041 / 04725006

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

REPORT SUMMARY

The purpose of this report is for the Subdivision Authority to assess a proposed subdivision of the subject lands (Attachment A) to create eight ± 0.737 hectare (± 1.82 acre) parcels with a ± 0.737 hectare (± 1.82 acre) remainder, ± 0.615 hectares (± 1.52 acres) of internal road, and ± 0.322 hectares (± 0.80 acres) of Municipal Reserve.

The application was evaluated pursuant to the Municipal Development Plan (County Plan), the Springbank Area Structure Plan (ASP), the Partridge View Conceptual Scheme (CS), and the *Land Use Bylaw*.

The application is largely consistent with the Springbank ASP; the subject lands are located within an infill residential area, and the proposed subdivision largely meets the criteria set out in the ASP. Although the proposed lots sizes of ± 0.737 hectare (± 1.82 acres) are smaller than the 0.80 hectares (1.98 acres) outlined in the ASP, this land falls within "Cell G" of the Partridge View Conceptual Scheme, which allows for a minimum lot size of 1.82 acres.

The proposed lot size is slightly smaller than the allowable 1.98 acres as per the *Land Use Bylaw*; however, as per Section 654 (2) of the Municipal Government Act (MGA), the Subdivision Authority may approve the proposal if they believe the proposal would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and that the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.

Council is the Subdivision Authority for the subject application due to letters of objection received from landowners within the application circulation area and the inconsistency with the *Land Use Bylaw* in accordance with Section 5(2) and 5(3), respectively, of the *Subdivision Authority Bylaw* (C-8275-2022).

ADMINISTRATION'S RECOMMENDATION

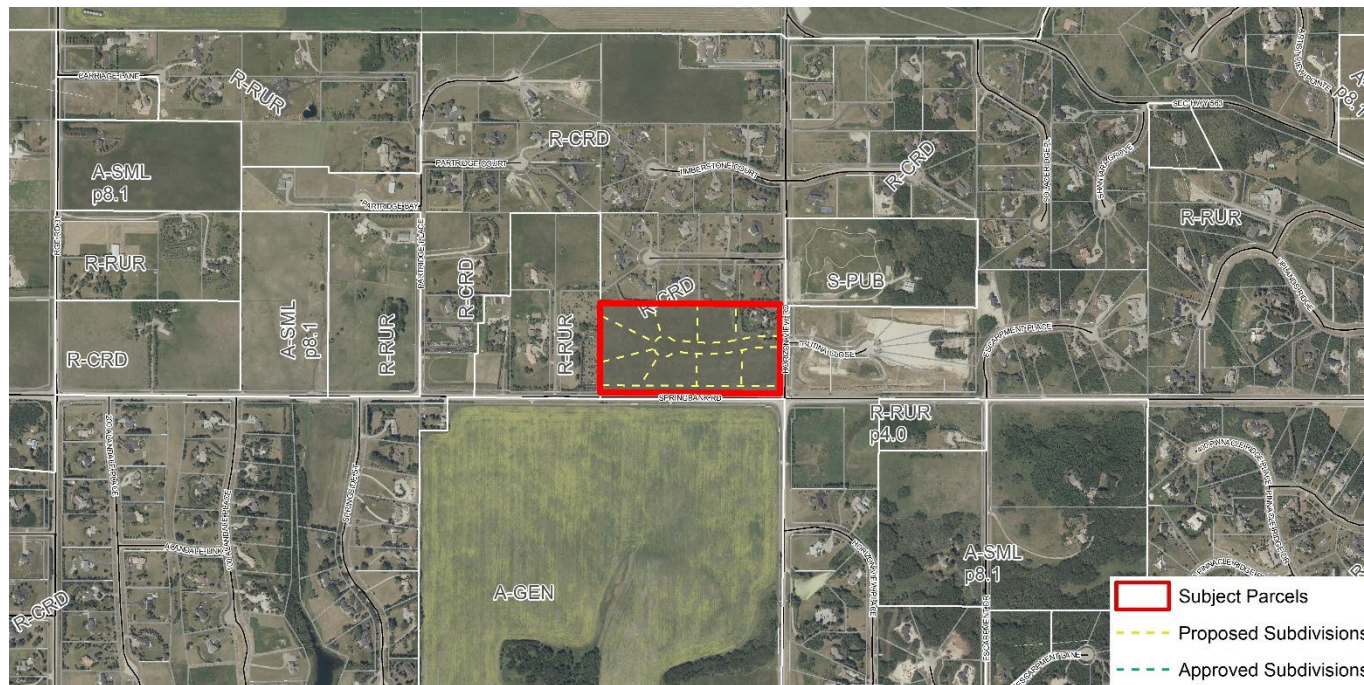
THAT the Subdivision Authority approves application PL20220041 with the conditions noted in Attachment F.

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BACKGROUND

Location (Attachment A)

Located northwest of the intersection of Horizon View Road and Springbank Road, approximately 3.25 kilometers (2.02 miles) west of the city of Calgary.



Site History (Attachment B)

The Partridge View Conceptual Scheme was amended to include “Cell G” (the subject lands) and the land was redesignated to allow for country residential development on April 12, 2016.

Intermunicipal and Agency Circulation (Attachment C)

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

This application was circulated to The City of Calgary in accordance with the Rocky View County / City of Calgary Intermunicipal Development Plan; The City has no concerns with the proposal.

Furthermore, Alberta Transportation & Economic Corridors had no concerns with the application.

Landowner Circulation (Attachment D)

The application was circulated to 631 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); five letters in opposition and six letters of concern were received.

ANALYSIS

Policy Review (Attachment E)

The application was evaluated in accordance with the Municipal Development Plan (County Plan), the Springbank Area Structure Plan (ASP), the Partridge View Conceptual Scheme (CS), and the *Land Use Bylaw*.

The application is mainly consistent with the Springbank ASP. The subject lands are located within an infill residential area as per Map 6 (Land Use Strategy), which allows for subdivision of more than four lots as long as a conceptual scheme has been adopted as per Policy 8.13. The Partridge View CS is in place to guide subdivision and development of the subject lands. The proposed subdivision meets the

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criteria set out in the ASP, with the exception of the proposed lots sizes of 1.82 acres; the ASP specifies 1.98 acres as the minimum parcel size. However, this land falls within “Cell G” of the Partridge View CS, which allows for a minimum lot size of 1.82 acres as per Policy 4.4.1. The Partridge View CS states the required road widening as well as the Municipal Reserve dedication are the main reasons for the reduction in lot size. The subdivision configuration is consistent with Figure 6 (Proposed Subdivision Plan) of the CS, and the site is to be serviced in accordance with the CS policies; recommended conditions of subdivision are included in Attachment F.

Additionally, the parcel size would not meet the minimum parcel size set out in the *Land Use Bylaw* for the Residential, County Residential District (R-CRD). However, Section 654 (2) of the MGA allows for the Subdivision Authority to approve a proposal that is not consistent with the *Land Use Bylaw* if they believe the proposal would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and that the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.

Lastly, it should be noted that due to the deviation in lot size, the proposal is not able to fully meet the County Fire Hydrant Water Suppression Bylaw (C-7259-2013) and County Servicing Standards Fire Flow requirements; fire suppression systems are not required for lots that meet Country Residential standards, which define a qualifying lot as 1.98 acres or greater with a nominal building separation of more than 100 feet. Since Westridge Utilities Inc. is unable to make representations with respect to fire flows or fire protection, proposals are to meet this size and building separation requirement. Although the minimum lot size is not met, Attachment F includes the nominal building separation of more than 100 feet as a condition of subdivision.

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

As per Section 5(2) of the *Subdivision Authority Bylaw* (C-8275-2022), Council is the decision-making authority due to letter of objection received from the circulation to adjacent landowners.

ALTERNATE DIRECTION.

That Application PL20220041 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: Recommended Conditions of Approval

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APPROVALS

Manager:	Justin Rebello, A/Manager, Planning
Executive Director/Director:	Dominic Kazmierczak, Executive Director, Community Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer