



# COUNCIL REPORT

## Subdivision Item: Residential

Electoral Division: 5

File: PL20240109 / 06507028

Date:	July 8, 2025
Presenter:	Oksana Newmen, Senior Planner
Department:	Planning

### REPORT SUMMARY

The purpose of this report is to assess a proposed subdivision of Lot 2, Block 1, Plan 9310353 within SW-07-26-01-W05M to create a  $\pm 0.81$  hectare ( $\pm 2.00$  acre) parcel with a  $\pm 0.81$  hectare ( $\pm 2.00$  acre) remainder.

The application was evaluated in accordance with the *Municipal Government Act, Matters Related to Subdivision and Development Regulation*, Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), Municipal Development Plan (County Plan) and the *Land Use Bylaw*, and was found to align with the relevant policies and regulations.

Council is the Subdivision Authority for the subject application due to opposition to the application from a landowner in the application circulation area, and the application does not comply with Section 408.1 (Emergency and Secondary Access - Rural) of the County Servicing Standards, in accordance with Section 5(2) and (3), of the *Subdivision Authority Bylaw* (C-8275-2022). The proposed increase of one new lot to the subject area is not considered a significant concern and Administration has determined that secondary access is not possible and recommends relaxation of the emergency access requirements.

### ADMINISTRATION'S RECOMMENDATION

THAT the Subdivision Authority approves application PL20240109 with the conditions noted in Attachment F.

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### BACKGROUND

#### Location (Attachment A)

Located approximately 0.81 kilometres (0.50 miles) south of Highway 566 and 1.61 kilometres (1 mile) east of Highway 722, approximately 0.33 kilometres (0.21 miles) north of the city of Calgary.



#### Site History (Attachment B)

The subject quarter section was subdivided between 1973 and 1975 to create Blocks 1-3, Block R-4 (Public Reserve), and Blocks 5-9. Further fragmentation of the subject quarter section occurred between 1988 and 2017. On February 23, 1993, Blocks 7 & 8, Plan 7510179 were further subdivided into four  $\pm 1.62$  hectare ( $\pm 4.00$  acre) parcels and two  $\pm 3.24$  hectare ( $\pm 8.01$  acre) parcels (Lots 1-6, Plan 9310353). On May 28, 2024, Council approved Bylaw C-8527-2024 to redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) to facilitate future subdivision of one new lot.

The subject land is approximately 6.29 hectares (4.00 acres) and does not presently contain any buildings. An existing approach located on Mountain View Close currently provides access to the subject land.

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

The application was circulated to all necessary intermunicipal neighbours, 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 (IDP). The City of Calgary does not support subdivision within their identified growth areas.

Alberta Transportation and Economic Corridors has provided no concerns on the proposed application.

#### Landowner Circulation (Attachment D)

The application was circulated to 170 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); one (1) letter in opposition was received.

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### ANALYSIS

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#### Policy Review (Attachment E)

The application was found to align with Section 8.0 (Growth Corridors/Areas and Annexation) of the IDP, Section 5.0 (Managing Residential Growth), Section 10.0 (Country Residential Development), and Section 27.0 (Intergovernmental Relationships) of the County Plan.

The subject land is located within an identified City of Calgary Residential Growth Area and as per Policy 27.17 of the County Plan, the application shall be evaluated in consultation with The City of Calgary and in accordance with the IDP. The application was referred to The City of Calgary and The City provided comments in opposition to the application. In accordance with Policies 8.1.3 and 8.1.4 of the IDP, the application should be reviewed pursuant to the IDP, the County Plan, and the *Land Use Bylaw*. Although an objective of Section 8.0 of the IDP is to recognize growth corridors/areas for both municipalities, the subject quarter section is already fragmented, and the application was found to align with the existing Rocky View County policy documents, and therefore complies with the IDP.

Residential development in the agricultural area is guided by the goals and policies of the County Plan. The subject land is within a Fragmented Quarter Section and the proposal was found to align with Policy 10.13; as such, subdivision of residential lots may be supported. All lots within the subject quarter section have a residential land use designation and range from approximately  $\pm 0.81$  hectares ( $\pm 2.00$  acres) to  $\pm 6.48$  hectares ( $\pm 16.01$  acres) in size. Administration found that a lot and road plan would provide limited benefit at this time, as the area can support increased country residential development and further subdivision to the minimum parcel size of ( $\pm 0.81$  hectares)  $\pm 1.95$  acres in the R-CRD District through the existing road layout, which meets the intent of a lot and road plan.

Park Lane is a dead-end road, and there are currently 30 lots that gain access off this road. Section 408.1 (Emergency and Secondary Access - Rural) of the County Servicing Standards requires two separate access points to an existing through road for any rural development that will result in 30 lots or greater. Administration has reviewed the matter and determined that no feasible secondary access is available. As such, Administration proposes this requirement be relaxed.

The proposed parcel sizes are consistent with the Residential, Country Residential District (R-CRD) requirements within the *Land Use Bylaw*.

### 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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As per Section 5(2) and (3) of the *Subdivision Authority Bylaw* (C-8275-2022), Council is the decision-making authority due to opposition to the application from a landowner in the application circulation areas and non-compliance with the emergency access requirements of the County Servicing Standards.

### ALTERNATE DIRECTION

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No alternative options have been identified for the Subdivision Authority's consideration.

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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: Recommended Conditions of Approval

APPROVALS

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