

**PLANNING AND DEVELOPMENT SERVICES**

TO:	Council	DIVISION:	9
DATE:	September 1, 2020	APPLICATION:	PL20200089
SUBJECT:	First Reading Bylaw – Residential Redesignation	FILE:	06826039

PURPOSE: To redesignate the subject land from Residential, Rural District to Residential, Country Residential District, in order to facilitate the creation of one \pm 1.99 acre parcel with a \pm 1.99 acre remainder.

GENERAL LOCATION: Located approximately 0.41 km (1/2 mile) east of Highway 22 and 0.41 km (1/2 mile) north of Camden Lane, off Camden Drive.

APPLICANT: Craig & Carley Zenner

OWNERS: Craig & Carley Zenner

POLICY DIRECTION: The County Plan, Cochrane North Area Structure Plan and the Land Use Bylaw.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8075-2020 be given first reading.

Option #2: THAT application PL20200089 be denied.

APPLICATION REQUIREMENTS:

Standard technical requirements apply in accordance with the County Plan and County Servicing Standards.

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

XD/llt

Concurrence,

“Al Hoggan”

Chief Administrative Officer

APPENDICES:

APPENDIX 'A': Bylaw C-8075-2020 & Schedule A
APPENDIX 'B': Map Set



BYLAW C-8075-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*

The Council of Rocky View County enacts as follows:

Title

1. This Bylaw may be cited as *Bylaw C-8075-2020*.

Definitions

2. Words in this Bylaw have the same meaning as those set out in the Municipal Government Act except for the definitions provided below:
 - (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (3) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

3. THAT Part 5, Land Use Map No.68 and No.68 NE of C-8000-2020 be amended by redesignating Lot 5, Block 23, Plan 0812064 within SW-26-26-04-W05M from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD), as shown on the attached Schedule 'A' forming part of this Bylaw.
4. THAT Lot 5, Block 23, Plan 0812064 within SW-26-26-04-W05M is hereby redesignated to Residential, Country Residential District (R-CRD), as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

5. Bylaw C-8075-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the Municipal Government Act.

READ A FIRST TIME IN COUNCIL this	day of	, 20XX
<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	<i>day of</i>	<i>, 20XX</i>
READ A SECOND TIME IN COUNCIL this	day of	, 20XX
READ A THIRD TIME IN COUNCIL this	day of	, 20XX

Reeve

CAO or Designate

Date Bylaw Signed

APPENDIX 'A': BYLAW C-8075-2020 & SCHEDULE A
SCHEDULE "A"

G-4
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BYLAW: C-8075-2020

± 1.61 ha
(± 3.98 ac)

AMENDMENT

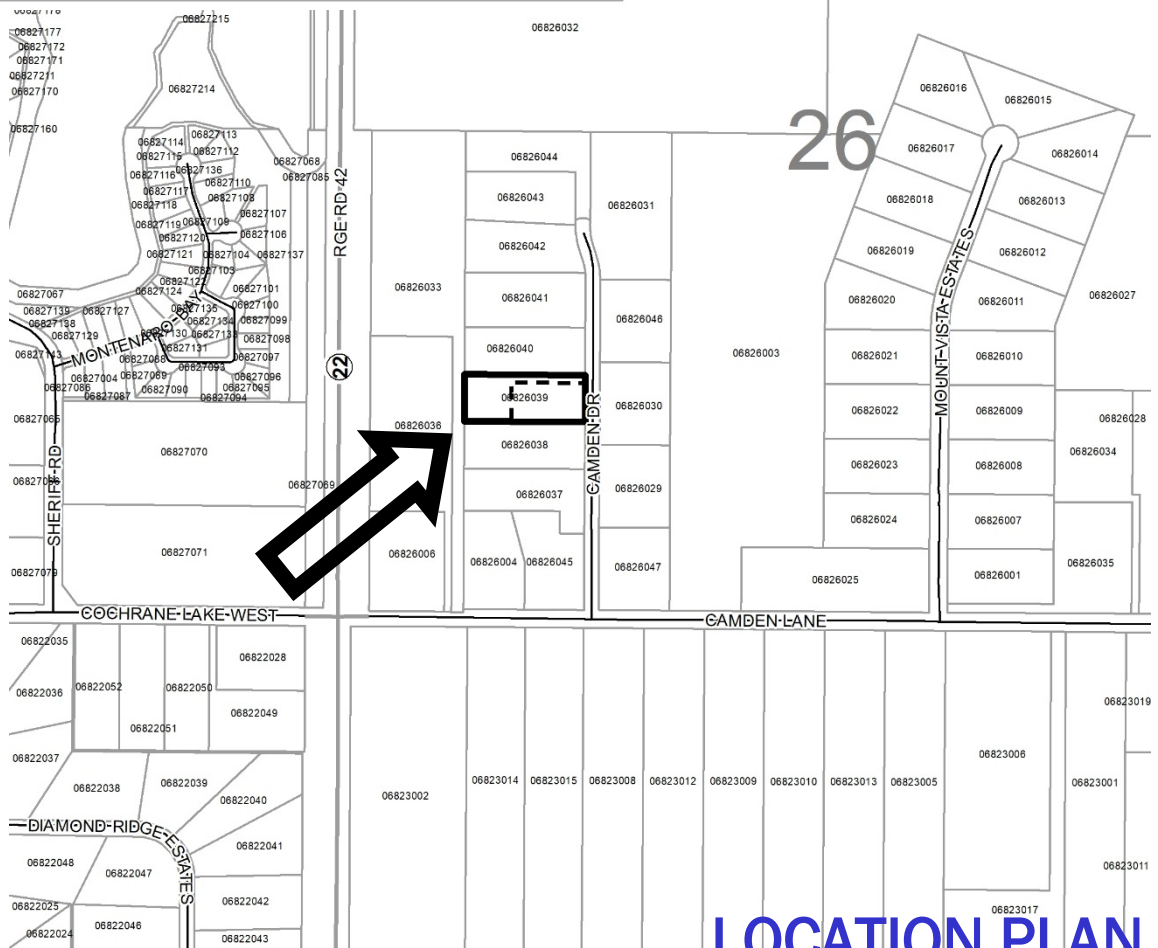
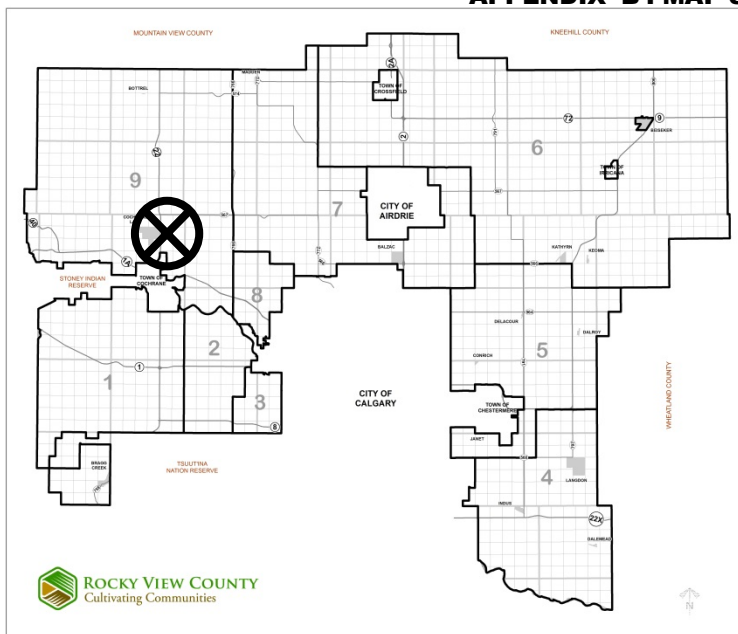
FROM Residential, Rural District (R-RUR) TO Residential, Country Residential District (R-CRD)



Subject Land _____

LEGAL DESCRIPTION: Lot 5, Block 23, Plan 0812064, SW-26-26-04-W05M

FILE: PL20200089 - 06826039



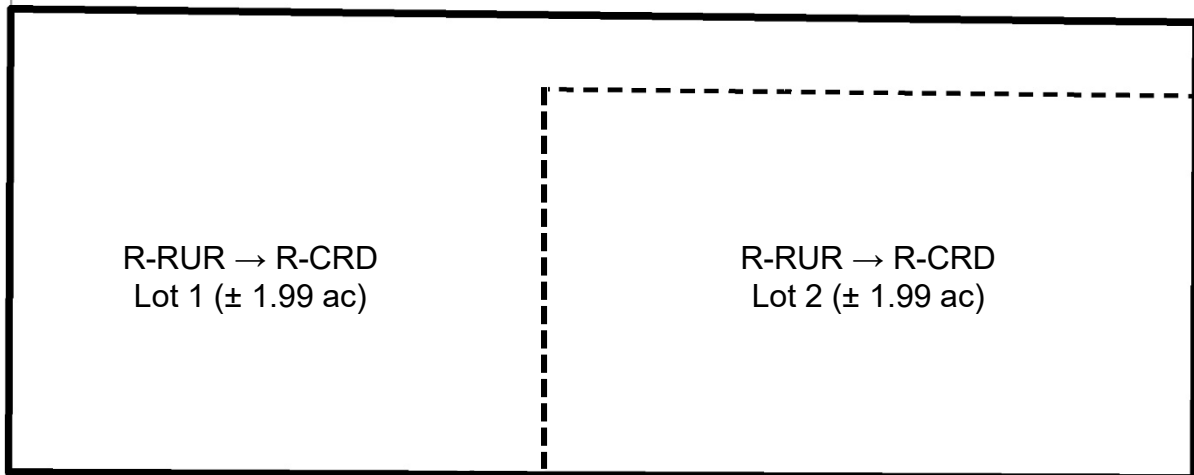
Lot 5, Block 23, Plan 0812064, SW-26-26-04-W05M

Date: July 29, 2020

Application: PL20200089

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Redesignation Proposal: To redesignate the subject land from Residential, Rural District to Residential, Country Residential District, in order to facilitate the creation of one \pm 1.99 acre parcel (Lot 1) with a \pm 1.99 acre remainder (Lot 2).



DEVELOPMENT PROPOSAL



Lot 5, Block 23, Plan 0812064, SW-26-26-04-W05M

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Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

AIR PHOTO

Spring 2018

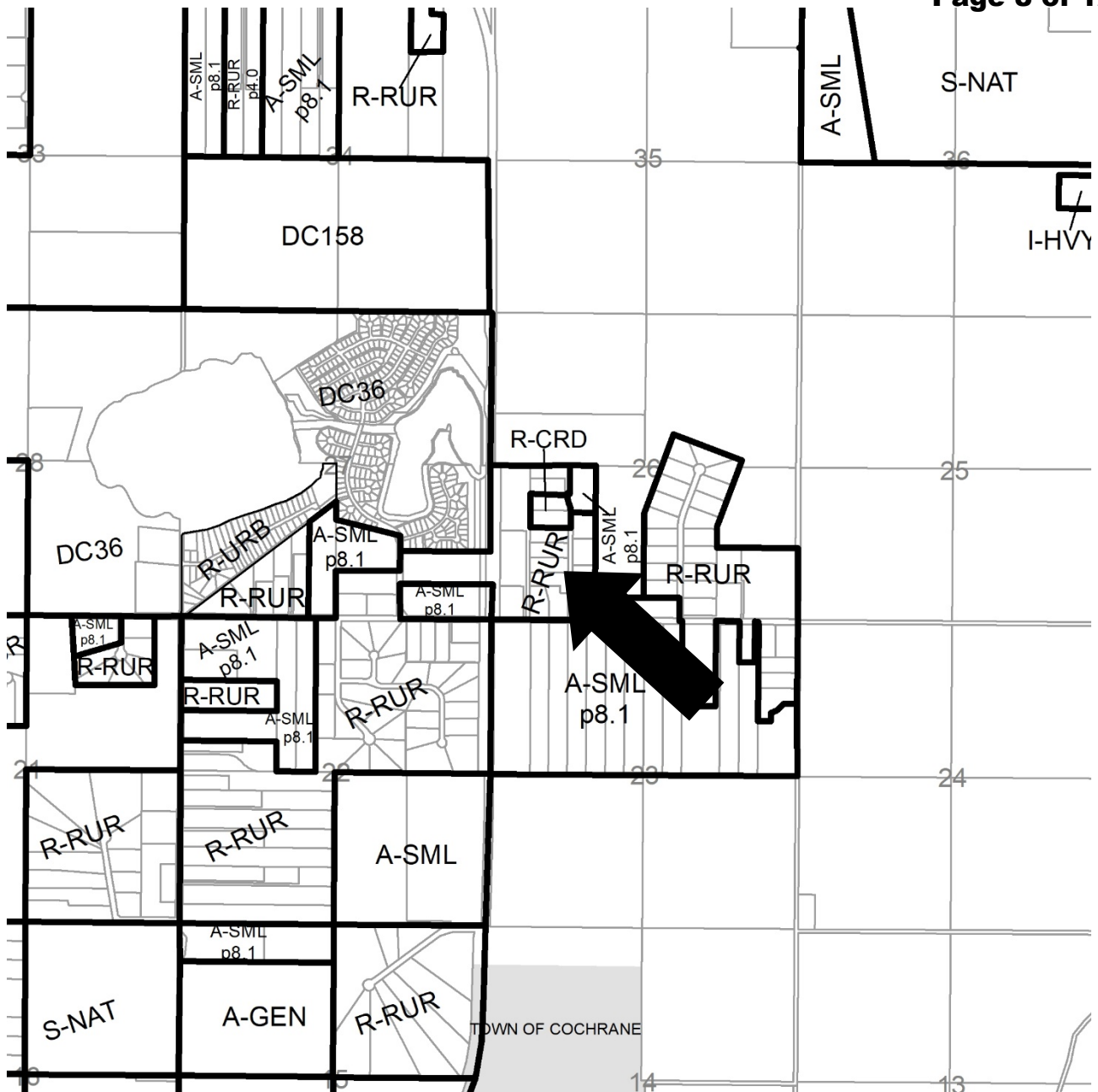


Lot 5, Block 23, Plan 0812064, SW-26-26-04-W05M

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RF2	Ranch and Farm Two	B-1	Highway Business
RF3	Ranch and Farm Three	B-2	General Business
AH	Agricultural Holding	B-3	Limited Business
F	Farmstead	B-4	Recreation Business
R-1	Residential One	B-5	Agricultural Business
R-2	Residential Two	B-6	Local Business
R-3	Residential Three	NRI	Natural Resource Industrial
DC	Direct Control	HR-1	Hamlet Residential Single Family
PS	Public Service	HR-2	Hamlet Residential (2)
		HC	Hamlet Commercial
		AP	Airport

LAND USE MAP



Lot 5, Block 23, Plan 0812064, SW-26-26-04-W05M

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Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M



Lot 5, Block 23, Plan 0812064, SW-26-26-04-W05M

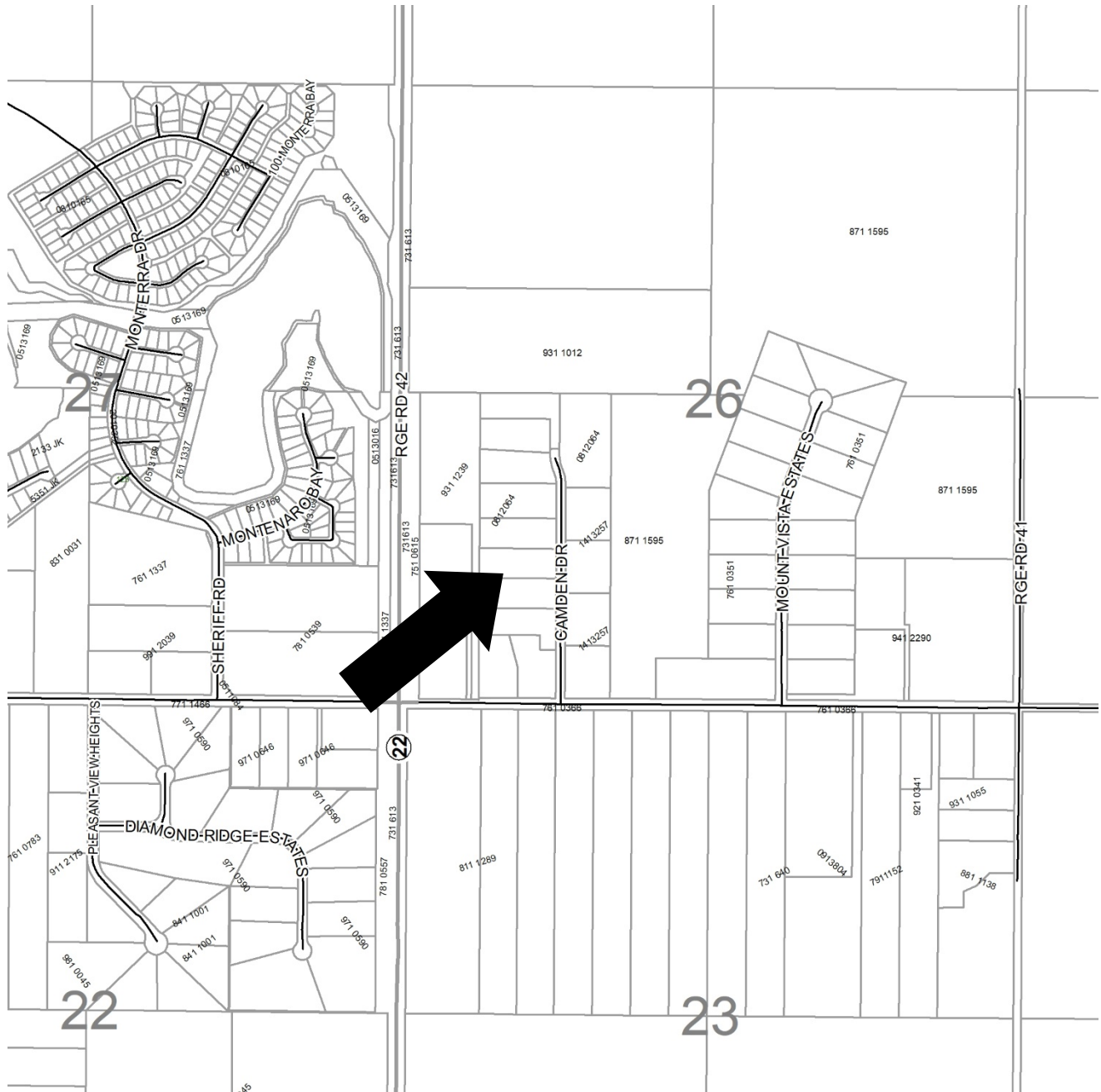
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**Legend – Plan numbers**

- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

HISTORIC SUBDIVISION MAP

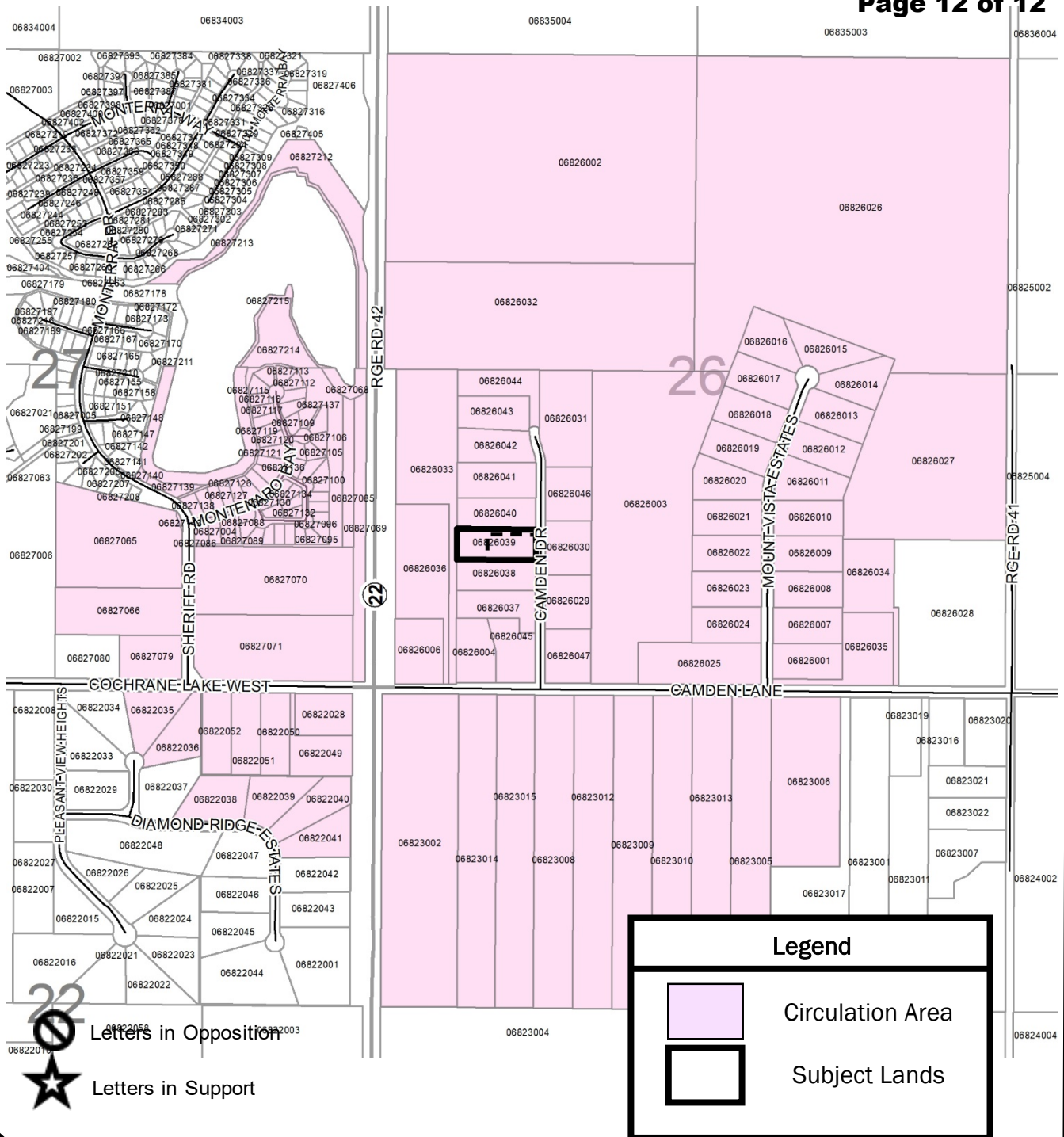


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