



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: April 27, 2021 **DIVISION:** 2

TIME: Morning Appointment

FILE: 04718006 **APPLICATION:** PL20200107

SUBJECT: Residential Redesignation

APPLICATION: To redesignate a ±4.58 acre portion from Agricultural, General District to Residential, Rural District (R-RUR) to facilitate a residential subdivision.

GENERAL LOCATION: Located approximately 1.6 km (1 mile) north of Highway 8 and 3.2 km (2 miles) east of Highway 22.

LAND USE DESIGNATION: Agricultural, General District

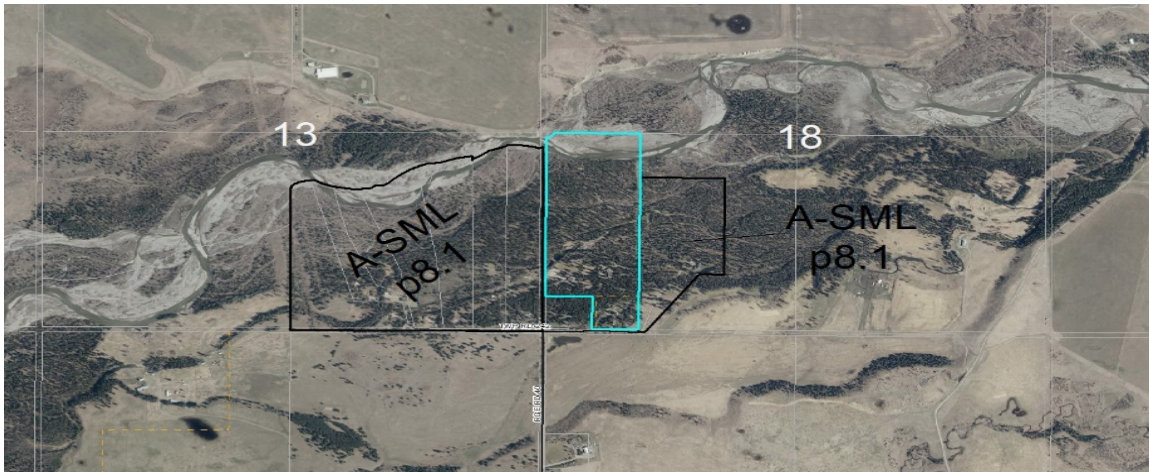
EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8093-2020 on December 22, 2020. The Bylaw has been amended to reflect revisions to the Land Use Bylaw approved January 26, 2020. The application is inconsistent with the relevant policies of the County Plan. However, no development is proposed, all buildings are existing, and there are no technical concerns with the proposal.

ADMINISTRATION RECOMMENDATION: Administration recommends refusal in accordance with Option #2.

OPTIONS

- Option #1: Motion #1 THAT Bylaw C-8093-2020 be amended in accordance with Attachment C.
- Motion #2 THAT Bylaw C-8093-2020 be given second reading, as amended.
- Motion #3 THAT Bylaw C-8093-2020 be given third and final reading, as amended.
- Option #2: THAT application PL20200107 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Oksana Newmen, Planning and Development Services



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:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Municipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. 	<ul style="list-style-type: none"> • No technical reports submitted

POLICY ANALYSIS:

Interim Growth Plan

The application is of minor scope, and not subject to IGP policies.

Intermunicipal Development Plan

The subject lands are located within the Rocky View County/City of Calgary IDP, and as such, was circulated to the City for comment. The City did not object, though noted comments regarding source water protection. Comments are provided in Attachment B.

County Plan

The application is not consistent with any County Plan policies. The subject lands are located in an area of small agricultural parcels created in the 1970s, and primarily un-subdivided quarter sections. Since the first parcel out, as well as an additional creation of a second parcel has already occurred, there is no support for redesignation to a residential land use in an area of agricultural zoning.

The subject quarter section is not considered a fragmented quarter section, as there are four existing parcels, rather than the six required for this definition. This area is characterized as primarily large parcels, with some nearby smaller agricultural lands. One of the goals of the county plan under Section 5, *Managing Residential Growth*, to preserve rural landscape, directing growth to those areas identified on Map 1.

However, the subject lands have been developed with a single detached dwelling built in 1989. The remainder parcel currently contains five dwellings, together housing a rehabilitation clinic on site.

As no further development is planned at this time and the request to subdivide the existing dwelling from the rehabilitation centre will not alter the area from its present state.

While the application is not consistent with County Plan policies, Administration has limited concerns that the proposal will encourage future residential development, also noting there are no technical constraints to the application.

Land Use Bylaw

The proposed parcel would be consistent with the Residential, Rural Residential District minimum parcel size.

ADDITIONAL CONSIDERATIONS:

As no development is proposed as a result of this application, there are no further considerations.



Respectfully submitted,

“Brock Beach”

Acting Executive Director
Community Development Services

Concurrence,

“Kent Robinson”

Acting Chief Administrative Officer

ON/lt

ATTACHMENTS

ATTACHMENT ‘A’: Application Information

ATTACHMENT ‘B’: Application Referrals

ATTACHMENT ‘C’: Bylaw C-8093-2020 and Schedule A

ATTACHMENT ‘D’: Map Set