



Subdivision Item: Residential

---

Electoral Division: 4

File: PL20220072 / 06702006

Date:	April 28, 2026
Presenter:	Sandra Moses, 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 a ± 2.9 hectare (± 7.19 acre) parcel with a ± 4.38 hectare (± 10.81 acre) remainder.

The application was evaluated in accordance with the *Municipal Government Act*, Matters Related to Subdivision and Development Regulation, Municipal Development Plan, Bearspaw Area Structure Plan (ASP), and the *Land Use Bylaw*.

The application aligns with Section 5.0 (Managing Growth) and Section 8.0 (Country Residential) of the Municipal Development Plan. The application aligns with the policies of Section 6.2 (Infill Country Residential) of the Bearspaw ASP.

The proposed ± 2.9 hectare (± 7.19 acre) parcel with a ± 4.38 hectare (± 10.81 acre) balance parcel complies with the *Land Use Bylaw* as the proposed parcel meets the minimum size restriction of 1.6 hectares (3.95 acres), as required by the Residential, Rural District (R-RUR) designation.

Council is the Subdivision Authority for the subject application in accordance with Section 5(2) of the *Subdivision Authority Bylaw* (C-8275-2022) due to landowner opposition received.

**ADMINISTRATION’S RECOMMENDATION**

---

THAT the Subdivision Authority approve application PL20220072 with the conditions noted in Attachment F.

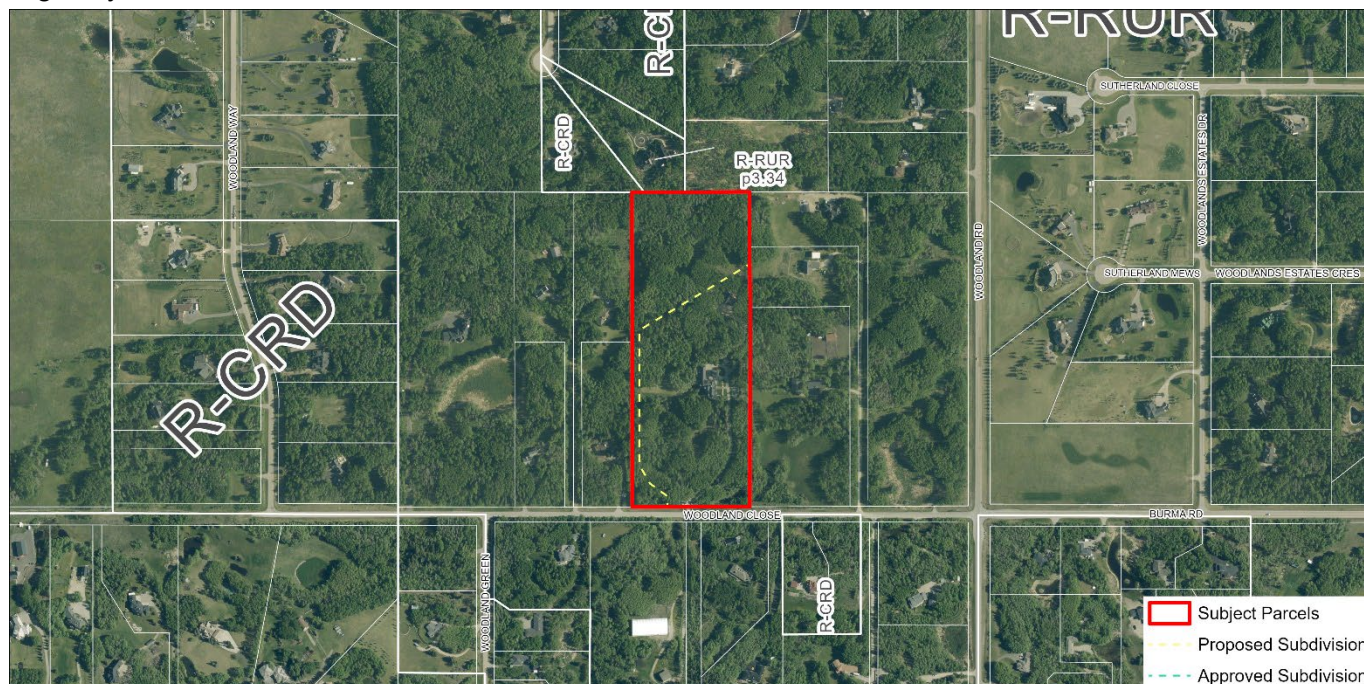


## Subdivision Item: Residential

### BACKGROUND

#### Location (Attachment A)

Located within the Bearspaw Area Structure Plan, approximately 1.21 kilometres (0.75 miles) east of Highway 766 and on the north side of Woodland Close.



#### Site History (Attachment B)

On December 20, 1971, the original 18-acre parcel was registered with Land Titles as Block 2, Plan 561 LK. The subject parcel is currently developed with a dwelling approved through PRBD20174974 on January 19, 2018.

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

The application was circulated to all necessary internal and external agencies. There are no outstanding comments to be addressed, and technical items have been considered through the recommended conditions of approval noted within Attachment F.

This application is not within an area guided by intermunicipal policy or requirements.

#### Landowner Circulation (Attachment D)

The application was circulated to 181 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); no letters in support, and one letter in opposition was received.

### ANALYSIS

#### Policy Review (Attachment E)

The application was reviewed pursuant to the *Municipal Government Act*, Matters Related to Subdivision and Development Regulation, Municipal Development Plan, Bearspaw Area Structure Plan (ASP) and the *Land Use Bylaw*. The application was determined to be consistent with the policies of the County Plan and generally aligns with the Bearspaw ASP.

There is currently a dwelling and a detached garage on the south lot. The parcel is heavily treed and gently sloped. Approval of the subject application would create two parcels. The parcel to the north (Lot 2)

## Subdivision Item: Residential

---

would be accessed via a panhandle that is 49.44m wide at Woodland Close and narrows to 12.5 metres on the western side of the lot. Due to grade changes along Woodland Close, sightline limitations would exist if access were to be located along the southwestern corner of the parcel. Therefore, the proposed panhandle has been configured to allow for more appropriate approach spacing and sightlines given the existing topography and current site constraints. A Limited Scope Site-Specific Stormwater Implementation Plan (LSSIP) has been included in the Recommended Conditions of Approval (Attachment F), and would evaluate the proposed development in relation to existing stormwater patterns on the site to ensure the proposal would have no adverse impacts on surrounding properties. The dwelling and the garage would remain on the southern lot (Lot 1), accessed via an existing approach from Woodland Close.

The subject lands are located within an identified country residential community and therefore supported by the Municipal Development Plan to develop in accordance with the applicable ASP. The proposal is consistent with the general policies of the Bears paw ASP. Although Policy 6.2.4 of the ASP states that new development should avoid the use of panhandles, there is limited opportunity to provide for a road as part of this proposed subdivision, or at a future time through a road acquisition agreement. There is no Road Acquisition Agreement on the adjacent parcel to benefit from, while the position of existing dwellings, dense vegetation in the area, and design of surrounding lots would provide challenges for the construction of a road at a future time. With respect to Policy 6.2.6 of the ASP, a conceptual scheme is not required for this single lot subdivision due to the limited potential for future subdivision of the subject parcel and surrounding lands. The site servicing policies are addressed through the recommended conditions of approval noted within Attachment F.

Each of the proposed parcels comply with the *Land Use Bylaw* as the proposed sizes of Lot 1 ( $\pm$  4.38 hectares /  $\pm$  10.81 acres) and Lot 2 ( $\pm$  2.91 hectares /  $\pm$  7.19 acres), respectively, meet the minimum size requirements of 1.60 hectares (3.95 acres) as per the Residential, Rural District.

## 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 receipt of public opposition to the application as highlighted within Attachment D.

## ALTERNATE DIRECTION

---

### Option1:

If the Subdivision Authority finds that a conceptual scheme is required, the following option is available for consideration.

THAT Application PL20220072 be referred back to Administration to work with the Applicant to prepare a Conceptual Scheme for Council's approval in accordance with Appendix B (Conceptual Scheme or Master Site Development Plan Requirements) of the Bears paw Area Structure Plan.

Subdivision Item: Residential

---

**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

**APPROVALS**

---

Manager:	Dominic Kazmierczak, Executive Director, Community Services
Executive Director/Director:	Dominic Kazmierczak, Executive Director, Community Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer

