



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: July 27, 2021 **DIVISION:** 4
TIME: Morning Appointment
FILE: 03215011 – 03215075, 03215078 – 03215100 **APPLICATION:** PL20210040
SUBJECT: Residential Redesignation

APPLICATION: To redesignate 87 lots from Residential, Small Lot Urban District (R-SML) to Residential, Small Lot Urban District (R-SML) with a Land Use Bylaw textual amendment to accommodate a smaller side yard setback.

GENERAL LOCATION: Located in the hamlet of Langdon.

LAND USE DESIGNATION: Residential, Small District (R-SML).

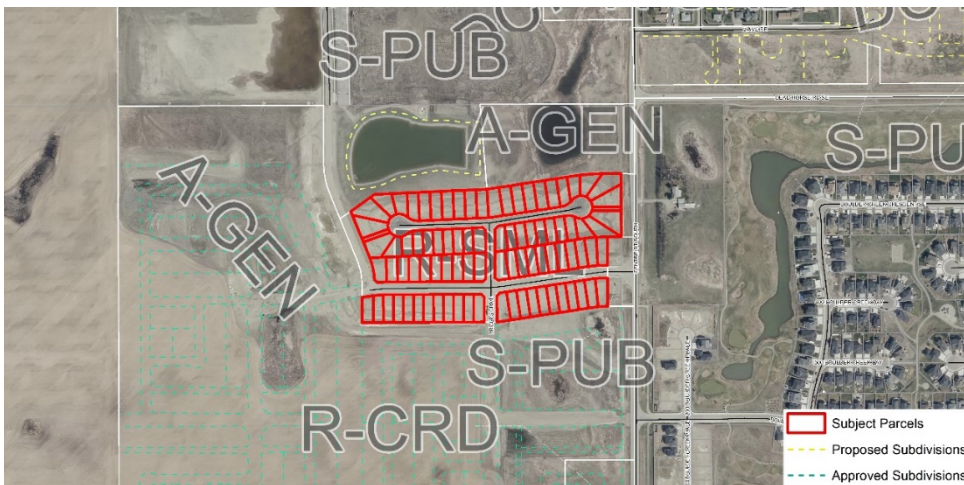
EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8176-2021 on May 25, 2021. The purpose of this application is to provide a reduced side yard setback, that is consistent with the Architectural controls for Phase 1 of the Bridges of Langdon. The application is consistent with the Langdon Area Structure Plan and the Bridges of Langdon Conceptual Scheme.

ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-8176-2021 be given second reading.
- Motion #2 THAT Bylaw C-8176-2021 be given third and final reading.
- Option # 2: THAT application PL20210040 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources
 Scott Thompson, Planning and Development



APPLICATION EVALUATION:

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Municipal Development Plan; • Langdon Area Structure Plan; • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • None.
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POLICY ANALYSIS:

County Plan

The application is consistent with the County Plan.

Langdon Area Structure Plan

The application is consistent with the Langdon Area Structure Plan.

Bridges of Langdon Conceptual Scheme

The application is consistent with the Bridges of Langdon Conceptual Scheme.

Land Use Bylaw

The subject parcels are designated as Residential, Small District (R-SML), which requires that parcels without lane access have a side-yard setback of 1.5 metres setback on one side and 3.0 metre setback on the other.

The developer's architectural controls for the Bridges of Langdon Subdivision allow a 1.5 metre setback on both sides and do not align with the R-SML setbacks. Due to this inconsistency, builders who wish to develop in accordance with the architectural controls have been required to apply for a development permit. This has led to a delay in the issuance of building permits, as well as additional administrative time to process these applications.

This application adds a section to the Land Use Bylaw to add a modifier to the R-SML district to allow for 1.5 metre setbacks on both sides and applies the modifier to the subject lands. This amendment addresses the setback issue within the Bridges of Langdon development, however, does not impact the setback requirements for existing R-SML parcels. Further, it also provides the ability to reduce side yard setbacks through future redesignation applications on other parcels within the Bridges of Langdon Conceptual Scheme area.



Respectfully submitted,

“Brock Beach”

Acting Executive Director
Community Development Services

Concurrence,

“Kent Robinson”

Acting Chief Administrative Officer

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ATTACHMENTS

- ATTACHMENT ‘A’: Application Information
- ATTACHMENT ‘B’: Application Referrals
- ATTACHMENT ‘C’: Bylaw C-8176-2021 and Schedule A
- ATTACHMENT ‘D’: Map Set