

## **PLANNING AND DEVELOPMENT SERVICES**

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|-----------------|-----------------------------|--------------------------------|
| <b>TO:</b>      | Council                     |                                |
| <b>DATE:</b>    | September 7, 2021           | <b>DIVISION:</b> 8             |
| <b>TIME:</b>    | Afternoon Appointment       |                                |
| <b>FILE:</b>    | 05735040                    | <b>APPLICATION:</b> PL20200186 |
| <b>SUBJECT:</b> | Redesignation – Residential |                                |

**APPLICATION:** To redesignate the subject lands from Residential, Rural Residential District (R-RUR) to Residential, Country Residential District (R-CRD) to accommodate future subdivision.

**GENERAL LOCATION:** Located approximately 0.20 kilometres west of Woodland Road and approximately 1.61 kilometres north of Highway 1A.

**LAND USE DESIGNATION:** Residential, Rural Residential District (R-RUR)

**EXECUTIVE SUMMARY:** Council gave first reading to Bylaw C-8129-2021 on March 9, 2021. The application is consistent with the relevant policies of the County Plan and the Land Use Bylaw. However, the application does not meet the intent of the Bearspaw Area Structure Plan as it proposes redesignation to allow for subdivision of a parcel less than four (4) acres in size.

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

### **OPTIONS**

- Option #1:      Motion #1      THAT Bylaw C-8129-2021 be given second reading.  
                          Motion #2      THAT Bylaw C-8129-2021 be given third and final reading.
- Option #2:      THAT further consideration of bylaw C-8129-2021 be tabled until the applicant has prepared a conceptual scheme.
- Option #3:      THAT application PL20200186 be refused.

### **AIR PHOTO & DEVELOPMENT CONTEXT:**



### **Administration Resources**

Logan Cox, Planning & Development Services

**APPLICATION EVALUATION:**

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

| <b>APPLICABLE POLICY AND REGULATIONS:</b>   | <b>TECHNICAL REPORTS SUBMITTED:</b>  |
|---|--|
| <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Interim Growth Plan;</li> <li>• Municipal Development Plan (County Plan);</li> <li>• Bears paw Area Structure Plan;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul> | <ul style="list-style-type: none"> <li>• Rocky View Water Co-op Ltd. Confirmation of Water Capacity, prepared November 20, 2020, by Rocky View Water Co-op Ltd.</li> <li>• Conceptual Level Site-Specific Stormwater Implementation Plan, prepared December 2020 by Sedulous Engineering Inc.</li> <li>• Level 3 Private Sewage Treatment Systems (PSTS) Assessment of Site Suitability with Level 1 Variation, prepared December 2020 by Sedulous Engineering Inc.</li> <li>• Traffic Memo, prepared December 12, 2020, by Sedulous Engineering Inc.</li> </ul> |

**POLICY ANALYSIS:**County Plan

The application generally aligns with the County Plan as it proposes additional Country Residential development within an approved Area Structure Plan (ASP).

Bears paw Area Structure Plan

The ASP requires a minimum parcel size of four (4) acres (policy 8.1.20) unless smaller parcel sizes are supported by a Conceptual Scheme (policy 8.1.21); the subject parcels are not within an adopted Conceptual Scheme.

While Figure 3 of the ASP identifies the lands within this quarter section as “Lands generally not requiring Concept Plans”; a Conceptual Scheme would be beneficial due to the relatively flat topography and minimal fragmentation. A Conceptual Scheme would also be beneficial in creating of a comprehensive road network and stormwater management plan.

Policy 8.1.14 of the ASP requires Concept Plans to contain proposals for area land uses, parcel sizing and density, an internal road hierarchy as well as special policies that may pertain to more technical aspects of the area.

Policy 8.1.14 states:

*8.1.14 Concept Plans contemplated by this Plan shall contain:*

- a) a description of all lands contained within the Concept Plan Area;*
- b) the proposed uses of lands within the Concept Plan Area;*
- c) proposed parcel size and density for the Concept Plan Area;*
- d) the proposed internal road hierarchy;*
- e) a servicing proposal including, but not limited to, public and private utilities for the Concept Plan Area;*
- f) any special policies that may be required to give guidance to the preparation of tentative plans of subdivision including, but not limited to, geotechnical, hydrological, hazard and/or environmental conditions within the Concept Plan Area*



ROCKY VIEW COUNTY

g) *any other matters deemed appropriate by the Municipality.*

Due to the relatively large parcels within the quarter section, relatively flat topography, and presence of various wetlands, a Conceptual Scheme would be beneficial. A Conceptual Scheme would create a holistic design for future subdivision of the area, comprehensive stormwater design and management, as well as a comprehensive road network that would allow for interconnectivity through the area at minimal future operational costs. With the more ad-hoc nature of subdivision within this quarter section to date, fragmentation of parcels along the existing roadways has resulted in a proliferation of panhandle accesses, and no interconnecting stormwater management plans.

Land Use Bylaw

The proposal complies with the requirements of the proposed Residential, Country Residential District (R-CRD).

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

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**ATTACHMENTS:**

ATTACHMENT ‘A’: Application Information  
ATTACHMENT ‘B’: Application Referrals  
ATTACHMENT ‘C’: Bylaw C-8129-2021 and Schedule ‘A’  
ATTACHMENT ‘D’: Map Set  
ATTACHMENT ‘E’: Public Submissions