



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: September 21, 2021 **DIVISION:** 5

TIME: Morning Appointment

FILE: 05307009 **APPLICATION:** PL20210028

SUBJECT: Redesignation - Residential Use

APPLICATION: To redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential (R-CRD) in order to facilitate the creation of a ± 0.81 hectare (2.0 acre) parcel with ± 0.83 hectare (2.05 acre) remainder.

GENERAL LOCATION: Located approximately 1.3 kilometres (0.80 miles) east of the city of Calgary, at the southwest corner of the junction of Range Road 285 and Township Road 252.

LAND USE DESIGNATION: Residential, Country Residential District (R-CRD)

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8160-2021 on April 27, 2021. The application is consistent with the relevant policies of the Intermunicipal Development Plan, the Interim Growth Plan, and the County Plan.

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

OPTIONS

- Option #1: Motion #1 THAT Bylaw C-8160-2021 be given second reading.
- Motion #2 THAT Bylaw C-8160-2021 be given third and final reading.
- Option #2: THAT application PL20210028 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources
 Reynold Caskey, Planning & 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>; • Rocky View/ Calgary Intermunicipal Development Plan; • RVC County Plan; • Land Use Bylaw; and • County Servicing Standards. 	<ul style="list-style-type: none"> • Phase 1 Aquifer Analysis completed by Groundwater Resources Information Technologies Ltd. Dated July 26, 2021

POLICY ANALYSIS:

Interim Growth Plan

The *Municipal Government Act* includes provisions to ensure that municipalities are making decisions that are in line with a growth plan for the region. The proposed redesignation is in keeping with the Interim Growth Plan policy 3.4.4; being lower than the intensification requiring planning in accordance with other policies within the Plan. The IGP remains in full force and effect alongside the Rocky View County Plan.

Rocky View/ City of Calgary Intermunicipal Development Plan

The subject lands are located within a City of Calgary Residential Growth Corridor. Section 8.0 of the IDP relates to Growth Corridors and outlines the need to recognize identified growth corridors for both municipalities. The proposed redesignation application is considered to be compliant with the relevant statutory documents referred to within Policies 8.1.3 and 8.1.4 of the IDP and development can continue in accordance with Rocky View County County Plan. Therefore, the application complies with the IDP and the City of Calgary did not comment on the application.

County Plan

The subject lands are not located within an area structure plan that would guide development proposals on the subject lands; therefore, the application was principally evaluated against the policies and objectives of the County Plan.

The parcel is part of a fragmented quarter section of 6 Rural, Residential Rural Districts (R-RUR) designated lots; therefore, Policy 10.11 applies. This policy requires a lot and road plan to be submitted demonstrating that the proposed subdivision would not inhibit further subdivision both within the subject lands and adjoining properties. The parcel provides an existing approach from Township Road 252 from the north and is recommended that an easement be registered over that access point. Another existing approach off of Range Road 285 from the east also provides access and would provide access to the proposed future lot. Administration notes that the lot is an irregular shape and size and does not believe a lot and road plan would benefit the proposed redesignation.

Land Use Bylaw

The application proposes redesignation to Residential, Country Residential, whose stated purpose is to provide for residential uses in a rural setting on small parcels which cannot accommodate agricultural pursuits. The sizes of the future subdivided parcels of ± 2.01 acres (± 0.81 hectares) which is above the minimum size of the parcel for the proposed land use designation. The existing dwelling on proposed lot 2 would exceed the setback requirements from the proposed lot lines prescribed under the Bylaw.



Additional Considerations

In terms of servicing, the applicant would be required to provide access, water, and septic servicing to the future subdivided lot as well as providing access to the future lot.

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

RC/lt

ATTACHMENTS

- ATTACHMENT 'A': Application Information
- ATTACHMENT 'B': Application Referrals
- ATTACHMENT 'C': Bylaw C-8160-2021 and Schedule A
- ATTACHMENT 'D': Map Set