



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	November 10, 2020	DIVISION: 8
TIME:	Morning Appointment	
FILE:	06606046	APPLICATION: PL20200059
SUBJECT:	Redesignation Item – Residential Use	

POLICY DIRECTION:

The Rocky View County/Calgary Intermunicipal Development Plan and Bearspaw Area Structure Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject land from Residential, Rural Residential District (R-RUR) to Residential, Country Residential District (R-CRD) to facilitate the creation of a 2.20 acre parcel (Lot 1) and 2.20 acre remainder (Lot 2).

The application was circulated to 149 adjacent landowners and one response was received; in addition, two letters of support were submitted with the application (see Attachment 'D'). The application was also circulated to a number of internal and external agencies; responses are available in Attachment 'A'.

Council gave first reading to Bylaw C-8060-2020 on July 14, 2020.

The following is a summary of the application assessment:

- Policies of the Bearspaw Area Structure Plan allow lot sizes less than four acres within the subject lands and surrounding area, subject to proposals being supported by a conceptual scheme. In this case, a conceptual scheme would have limited benefit in guiding subdivision of the lands and is not considered to be required.
- All other technical matters required at this stage of the application process are satisfactory.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED:	May 11, 2020
DATE DEEMED COMPLETE:	May 12, 2020

PROPOSAL:	To redesignate the subject land from Residential, Rural Residential District to Residential, Country Residential District to facilitate the creation of a 2.20 acre parcel (Lot 1) and 2.20 acre remainder (Lot 2).
LEGAL DESCRIPTION:	Lot 9, Block 8, Plan 8711106 within SE 6-26-2-W5M
GENERAL LOCATION:	Located approximately one mile west of the city of Calgary, on the northwest corner of Range Road 25 and Burma Road.
APPLICANT:	Lindsey Scharf

Administration Resources

Oksana Newmen, Planning and Development Services



OWNERS: Ilse Scharf

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

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

GROSS AREA: ± 4.40 acres

SOILS (C.L.I. from A.R.C.): **Class 5T90** – Very severe limitations due to adverse topography.
Class 5W10 – Very severe limitations due to excessive wetness/poor drainage.

HISTORY:

August 27, 1987 Subdivision Plan 8711106 was registered at Land Titles creating two parcels of 4.40 acres each; one being the subject property. Municipal Reserves were provided via cash-in-lieu.

POLICY ANALYSIS:

Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)

The proposal is considered to align with the policies of the IDP. The application was referred to the City of Calgary in accordance with Section 15.1 of the IDP; no comments were received in response.

Bearspaw Area Structure Plan

Policy 8.1.20 of the BASP requires the minimum parcel size of four acres, however Policy 8.1.21 allows for development of parcels less than four acres with preparation of a conceptual scheme.

The Applicant did not propose a conceptual scheme; however after evaluating the proposal and the applicable policy, Administration concluded that a conceptual scheme would not provide any additional information or benefit for the subdivision of these lands for the following reasons:

1. Conceptual schemes are generally focused at the quarter section scale, and are put in place to guide overall development of the wider area. Although there are some larger parcels within the wider quarter that could support multi-lot subdivision, the quarter is already heavily fragmented, and many of the parcels immediately surrounding the subject land are developed as two acre parcels.
2. This redesignation would only facilitate the creation of one new lot.
3. There are no technical concerns from an access, stormwater, or servicing perspective.

Land Use Bylaw

The proposed lot sizes would meet the minimum parcel size and intent of the Residential, Country Residential District; the application is consistent with the Land Use Bylaw.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-8060-2020 be amended in accordance with Attachment B.
 Motion #2 THAT Bylaw C-8060-2020 be given second reading, as amended.
 Motion #3 THAT Bylaw C-8060-2020 be given third and final reading, as amended.
- Option # 2: THAT application PL20200059 be refused.



ROCKY VIEW COUNTY

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community and Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

ON/ilt

ATTACHMENTS:

ATTACHMENT ‘A’: Application Referrals
ATTACHMENT ‘B’: Bylaw C-8060-2020 and Schedule A
ATTACHMENT ‘C’: Map Set
ATTACHMENT ‘D’: Public Submissions