



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	April 5, 2022	DIVISION: 4
TIME:	Afternoon Appointment	
FILE:	05735019	APPLICATION: PL20210085
SUBJECT:	Residential Redesignation	

APPLICATION: To redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) in order to facilitate the creation of a ± 0.80 hectare (± 1.98 acre) lot, a ± 1.01 hectare (± 2.51 acre) lot, and a ± 1.02 hectare (± 2.53 acre) lot.

GENERAL LOCATION: Located within Bearspaw, 1.00 kilometre (0.62 miles) north of Highway 1A, and 3.00 kilometres (1.86 miles) northwest of Calgary.

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8209-2021 on July 27, 2021.

The application proposes the redesignation of the subject ± 2.84 hectare (± 7.02 acre) parcel from R-RUR to R-CRD to allow for future subdivision of the land to erect dwellings on the newly created parcels. The subject parcel is located within the Bearspaw Area Structure Plan (ASP). The application was reviewed against Section 5.0 (Managing Residential Growth) and Section 10.0 (Country Residential Development) of the County Plan, the country residential policies with Section 8 of the ASP, and the Land Use Bylaw.

The application is largely consistent with the County Plan and meets the requirements of the Land Use Bylaw. In relation to the Bearspaw ASP, Policy 8.1.20 requires a minimum parcel size of 4 acres, while Policy 8.1.21 requires a concept plan to support the application if the proposed parcel size is less than 4 acres. No concept plan was submitted to the County; however, it is Administration's opinion that the preparation of a concept plan would offer little additional benefit to the planning of the subject parcel or the adjacent lands.

With respect to servicing, Rocky View Water Coop has water lines located adjacent to the subject site, but does not have capacity to serve the proposed future subdivision. The Applicant submitted a groundwater assessment to demonstrate sufficient supply of water through a water well, but demonstration of appropriate wastewater servicing would occur at the subdivision stage.

Administration recommends approval of the application. However, Option #2 is also available for tabling of the application pending submission of a concept plan, if Council considers that more comprehensive planning of the parcel and surrounding area is required.

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

OPTIONS

Option # 1:	Motion #1	THAT Bylaw C-8209-2021 be given second reading.
	Motion #2	THAT Bylaw C-8209-2021 be given third and final reading.

Administration Resources

Reynold Caskey, Planning & Development Services



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Option # 2: That further consideration of Bylaw C-8209-2021 be tabled sine die pending submission of a Concept Plan by the Applicant that meets the requirements of Sections 8.1.14 & 8.1.15 (Concept Plans) of the Bearspaw Area Structure Plan.

Option # 3: That application PL20210085 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



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>; • Municipal Development Plan (County Plan); • Bearspaw Area Structure Plan; • Land Use Bylaw; and • County Servicing Standards. 	<ul style="list-style-type: none"> • Phase 1 Groundwater Supply Assessment prepared by Groundwater Resources Information Technologies Ltd. Dated January 7, 2022

POLICY ANALYSIS:

County Plan

Principal policy guidance for this application is provided by the ASP; however consideration of the relevant County Plan policies is also appropriate. Policy 5.8, within the Managing Residential Growth section, speaks to supporting development of existing country residential communities in accordance with their respective area structure plans. Further, Policy 10.1, within the County Residential Development section, reinforces the requirements of Policy 5.8, as it states that development shall conform to the relevant area structure plan.

Bearspaw Area Structure Plan

The subject lands are located within the Bearspaw Area Structure Plan. As established by Figure 7, Future Land Use Scenario, Country Residential is identified as the land use for the subject lands.

Section 8 of the Plan relates to Country Residential development with Figure 8, Phasing, indicating the subject lands are in Development Priority Area 1, and Figure 3 indicates that the subject lands do not



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require a concept plan. However, as this application is in advance of a future subdivision proposing parcels between the sizes of ± 0.8 hectares (± 1.98 acres) and ± 1.02 hectares (± 2.53 acres), Policy 8.1.20 requires a minimum of 4 acres per parcel within the ASP area. Furthermore, if parcels are proposed that are less than the minimum requirement, Policy 8.1.21 states that the Municipality may consider redesignation proposals and/or application for subdivision contemplating parcel sizes of less than four (4) acres in size, provided these proposals are supported by a concept plan. A concept plan would address suitability of the proposed parcels for future subdivision by evaluating any geotechnical features, environmental conditions, hydrological conditions, traffic impact and on-site hazards. Such evaluation would help comprehensively plan for this site and the surrounding area by evaluating all potential impacts of the proposal. Given the development in the area and the general policy of the ASP not requiring a concept plan in this area, Administration sees little benefit in preparing the plan. No plan has been submitted to the County in support of the application; however, the option for tabling for the applicant to provide a concept plan is included in the report as Option #2.

The ASP requires future subdivision to be in accordance with municipal policies and Council Policy 411 regarding residential water requirements to demonstrate adequate servicing as part of Policy 8.9.1. The Rocky View Water Co-op has piped water service in the area adjacent to the subject parcel. However, the water co-op won't be able to provide water service to the proposed subdivision due to a lack of available capacity. As such, a Phase 1 Groundwater Supply Assessment was submitted to the County in the event that the application progresses to the subdivision phase confirming sufficient water supply. Site servicing for wastewater can be accommodated through private sewage treatment systems and would be a condition of future subdivision.

In summary, the proposal meets most ASP policy requirements as set out in the plan which includes being located in Country Residential Land use areas; no requirement for a concept plan when the minimum parcel size is proposed, and the provision of servicing. However, due to the proposed parcel sizes being less than 4.00 acres, the ASP requires a concept plan to guide future development. Administration sees little benefit in providing a concept plan and therefore recommends that the application could proceed without such further statutory planning.

Land Use Bylaw

The proposed land use of Residential, Country Residential District (R-CRD) is to provide for residential uses in a rural setting on small parcels which cannot accommodate agricultural pursuits. The land use requires a minimum parcel size of 1.98 acres, and the proposed land use district is the appropriate designation for the intended use and parcel size of the subject land.

Respectfully submitted,

Concurrence,

"Brock Beach"

"Byron Riemann"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

RC/lh

ATTACHMENTS

ATTACHMENT 'A': Application Information
ATTACHMENT 'B': Application Referrals
ATTACHMENT 'C': Bylaw C-8209-2021 and Schedule A
ATTACHMENT 'D': Map Set
ATTACHMENT 'E': Public Submissions