



PLANNING

TO:	Council	
DATE:	April 26, 2022	DIVISION: 3
TIME:	Morning Appointment	
FILE:	06812016	APPLICATION: PL20200189
SUBJECT:	Redesignation: Agricultural to Residential	

APPLICATION: To redesignate the subject lands from Agricultural, Small Parcel District (A-SML p.8.1) to Residential, Rural District (R-RUR) to facilitate the creation of a ± 1.62 hectare (± 4.00 acre) parcel and a ± 2.17 hectare (± 5.36 acre) remainder.

GENERAL LOCATION: Located approximately 0.20 kilometres (0.13 miles) west of Range Road 40 on the south side of Retreat Road, approximately 0.41 kilometres (0.25 miles) north of the town of Cochrane.

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8137-2021 on March 23, 2021.

The parcel falls within the Country Residential, Development Priority Area 1 of the Bearspaw Area Structure Plan (ASP). The parcel is currently vacant with no buildings onsite. Existing land uses within the immediate quarter section include a mixture of rural residential and agricultural uses.

The application is consistent with the County Plan (Policy 5.8), which supports the development of existing country residential communities in accordance with their area structure plan. It is also in alignment with the Cochrane Intermunicipal Development Plan (IDP) (Policy 2.13.2) regarding the compatibility of proposed residential development with existing and future surrounding land uses that support a gradual transition of development intensity between the two municipalities.

With respect to the Bearspaw ASP, Sections 7.0 and 8.1 support the proposed redesignation of lands within the Country Residential, Development Priority Area 1. The Bearspaw ASP recommends that a Concept Plan is prepared prior to redesignation of the subject lands for country residential land use (Figure 3: Concept Plans). This recommendation for a Concept Plan is supported by Policy 8.1.10, which states that Council may determine, at its sole discretion, that any lands within the Plan Area shall require the preparation of a Concept Plan prior to redesignation of the lands for country residential land use.

Based on review of applicable policies, Administration concludes that this proposal is compatible with the existing and future land uses in the area, provides a gradual transition from the town of Cochrane to the County's agricultural areas, and is being developed in accordance with the phasing strategy outlined in the ASP. Administration is recommending that a conceptual scheme be prepared prior to redesignation of the lands to the Residential, Rural District (R-RUR), as the lands within the surrounding quarter section have further subdivision potential and could benefit from comprehensive planning in the area.

Administration Resources

Gerrit Scheffel, Planning & Development Services



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

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-8137-2021 be given second reading.
Motion #2 THAT Bylaw C-8137-2021 be given third and final reading.
- Option # 2: THAT consideration of Bylaw C-8137-2021 be tabled sine die pending submission of a Conceptual Scheme by the Applicant that meets the requirements of Section 8.1.14 and 8.1.15 (Concept Plans) of the Bears paw Area Structure Plan.
- Option # 3: THAT application PL20200189 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.

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Cochrane Inter-Municipal Development Plan; • Municipal Development Plan (County Plan); • Bears paw Area Structure Plan; • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • RVC Subdivision Report prepared by ISL, dated November 2021.
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POLICY ANALYSIS:

Town of Cochrane / Rocky View County Intermunicipal Development Plan (IDP)

As per Policy 2.13.2 (1) of the IDP, any proposed residential developments within the Plan Area shall address compatibility with existing and future surrounding land uses, environmental impacts, infrastructure requirements, and, where appropriate, urban overlay design principles.

Policy 2.13.2 (2) notes that proposed development shall create a compatible and gradual transition between both municipalities, and edge consideration should be incorporated into all forms of future development. Considerations, such as parcel size, site design, functionality, visual separation, sound attenuation, open space alternatives, view corridors and vistas, vegetation, and building materials, should be addressed to minimize any interface conflicts.

The application is consistent with both policies as the existing land uses adjacent to the parcel are a mix of Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML). Regarding future land use, the ASP has identified the immediate surrounding area as part of the Country Residential Phase 1 Area. This ensures that the proposed redesignation is in alignment with the future land uses of the adjacent properties, which support a gradual and compatible transition of development intensity between the urban residential land uses to the south (Town of Cochrane) and agricultural land uses to the north.

County Plan

The County Plan classifies the subject lands as being within a Country Residential area (as per Map 1). Therefore, the application is consistent with Policy 5.8 of the County Plan, which supports the development of existing country residential communities in accordance with their area structure plan.

Bearspaw Area Structure Plan

The ASP classifies the subject lands as being within the Country Residential future land use zone (Figure 7: Future Land Use Scenario) and Development Priority Area 1 (Figure 8: Phasing). As per Policy 7.1.3, the proposed redesignation should be in accordance with the land uses defined in Figure 7. As per Policy 7.2.2, land use redesignation should proceed in accordance with the priorities established in Figure 8. Therefore, the proposed redesignation is consistent with the phasing of country residential development outlined in the ASP.

As per the Country Residential Policies 8.1.1 to 8.1.3, country residential land uses are considered appropriate for those lands identified in Figure 7. As per Policy 8.1.8, country residential land uses should develop in accordance with the phasing sequence identified in Figure 8. Therefore, the proposed redesignation is consistent with the policies governing country residential development within the ASP.

The ASP identifies the subject lands to be within Development Priority Area 1, which recommends but does not require a Concept Plan prior to land use redesignation (Figure 3: Concept Plans). As per Policy 8.1.10, Council may determine, at its sole discretion, that any lands within the Plan Area shall require the preparation of a Concept Plan prior to redesignation of the lands residential use.

A conceptual scheme prior to redesignation and further subdivision of this parcel would be beneficial to the adjacent parcels within the area. The County notes that there have been historical groundwater supply issues in the immediate area (please see additional considerations below). Comprehensive planning through a conceptual scheme would ensure that a suitable long-range utility servicing strategy could be implemented, which would mitigate the impacts of future ad-hoc subdivision on deferred servicing agreements as they relate to piped-water services. The adjacent parcels could also benefit from a more integrated transportation network to better meet the needs of area residents and improve access off Highway 1A. Administration recommends the creation of a conceptual scheme to address long-range utility servicing, transportation connectivity, and comprehensive design patterns prior to adding further lots to the area.



Finally, the proposed future subdivision of the lands is consistent with Policy 8.1.20, which states that the minimum parcel size should not be less than four (4) acres.

Land Use Bylaw

The proposed future subdivision of the lands is consistent with the Residential, Rural District (R-RUR) minimum parcel size of 1.6 hectares (3.95 acres).

ADDITIONAL CONSIDERATIONS:

The County notes that there have been historical groundwater supply issues for parcels within the Big Hill Road area northeast of Cochrane. The applicant has submitted a subdivision report prepared by ISL Engineering and Land Services dated November 2021. Included within the report is a Phase 1 Groundwater Supply Evaluation, which provides information and recommendations regarding the existing groundwater resources. The evaluation notes that the depth of existing wells in the area varies from 10 m to 146 m, and notes that wells completed in surficial deposits typically produce less than 10 m3/day (less than 1.5 igpm). The evaluation indicates that deeper wells have yields ranging from 10 m3/day to 75 m3/day (1.5 igpm to 11.5 igpm) and suggests that a proposed well completed to 100 m to 120 m depth should provide the development with adequate water supplies.

As a condition of future subdivision, the applicant would be required to drill wells for each lot and provide a Phase 2 Aquifer Evaluation and well drillers report to further assess the capability of the wells to service the development without impacts to existing groundwater users. Should the wells produce less than 1 igpm, the County would register a caveat on title notifying of a low producing well. Low producing wells can be mitigated using a cistern, which is filled during periods of low usage and then used to provide stable supply during periods of high usage. The County has also previously supported the use of cisterns only in this area should groundwater not be available.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Byron Riemann”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

GS/lh

ATTACHMENTS

- ATTACHMENT ‘A’: Application Information
- ATTACHMENT ‘B’: Application Referrals
- ATTACHMENT ‘C’: Bylaw C-8137-2021 and Schedule A
- ATTACHMENT ‘D’: Map Set
- ATTACHMENT ‘E’: Public Submissions