



PLANNING

TO: Council
DATE: April 26, 2022 **DIVISION:** 2
TIME: Morning Appointment
FILE: 05714039 **APPLICATION:** PL20200136
SUBJECT: Redesignation: Residential

APPLICATION: To redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country District (R-CRD) to facilitate the creation of a ± 0.83 hectare (2.05 acre lot) (Lot 1) and a ± 0.83 hectare (2.05 acre) remainder (Lot 2).

GENERAL LOCATION: Located approximately one kilometre (0.62 miles) west of the city of Calgary, 1.11 kilometres (0.69 miles) north of Township Road 252, and immediately adjacent to Springbank Heights Drive and Springbank Heights Way.

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8186-2021 on June 22, 2021. On November 9, 2021, Council held a public hearing to consider an application to redesignate lands from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) for future subdivision.

Council passed the following motion:

THAT Bylaw C-8186-2021 be referred to Administration to work with the Applicant on the following matters and return to Council within three months:

- *Feasibility (should consider slope stability) of building two residences on the subject lands;*
- *An updated map of the access to the subject lands; and*
- *The environmental consequences as a result of future subdivision.*

The Applicant has prepared the requested items, Administration has reviewed them, and it is considered that they address the intent of Council's direction. It should be noted that Council granted an additional three-month extension to the original submission date on February 8, 2022.

The Slope Stability Assessment makes three findings, including no requirement for slope setback on the eastern edge, recommending revegetation where vegetation has been removed, and no addition of fill to be added to the crest of the slope. The environmental consequences document has been prepared for Council's consideration, and the updated map shows the revised layout that removes the panhandle arrangement.

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

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-8186-2021 be amended in accordance with Attachment C.
 Motion #2 THAT Bylaw C-8186-2021 be given second reading, as amended.
 Motion #3 THAT Bylaw C-8186-2021 be given third and final reading, as amended.
- Option # 2: That application PL20200136 be refused.

Administration Resources

Oksana Newmen, Planning & Development Services



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> • Rocky View/Calgary Intermunicipal Development Plan; • Municipal Development Plan (County Plan); • Central Springbank ASP; • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Phase 1 Area Groundwater Study Report prepared by Strom Engineering Inc., dated April 2021 • Level 4 Model Process Private Sewage Treatment System Site Assessment Evaluation prepared by Strom Engineering Inc, dated May 2021 • Executive Summary: Phase I Area Groundwater Study Report prepared by Strom Engineering Inc., dated January 2022 • Slope Stability Assessment prepared by E2K Engineering Ltd., dated January 2022 • Supplemental Information Requested by Council prepared by Jack Pyc and Cynthia Pyc, dated January 2022
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POLICY ANALYSIS:

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

As required by the IDP, the application was referred to the City of Calgary. No response was received. The application was previously assessed against IDP policies and found to be consistent.

Central Springbank Area Structure Plan

The subject parcel is located within the infill residential area of the ASP, as well as a Special Planning Area: the Elbow River/Bow River Planning Area (Map 3, Special Planning Areas). The Special Planning Area seeks consideration of wildlife and open space, drinking water quality and supply, fisheries, vegetation, slope stability, and gravel resources.



The subject lands include a small area of steep slopes along the eastern edge and are noted to be an important wildlife movement corridor (Map 6, Environmental Constraints). Due to the limited nature of development, and the existing development in the immediate area, the majority of the Special Planning Area elements are not anticipated to be impacted. The steep slopes, approximately 25%, exist on the eastern portion of the parcel, which may restrict access to that portion of the subject lands.

While the lands are located within the Infill Residential Area that may be subject to the preparation of a conceptual scheme, Policy 2.9.2 (f) notes that it is not required when for agricultural purposes, or when all of the following conditions are present: direct road access is available, one lot is being created, the proposed lot is two acres or greater in size, and the creation of the new lot will not adversely affect or impede future subdivision of the balance lands. The redesignation meets these requirements and therefore does not require a conceptual scheme.

The application proposes the eventual creation of two two-acre parcels, which would be consistent with Policy 2.9.3 (b) which indicates parcel sizes should be two (2) to four (4) acres in size, or whatever is most prevalent on adjacent lands or in the immediate area. Existing lot sizes vary, with some larger parcels, and intermixed with two (2) to four (4) acre parcels. As such, this application is consistent with development in the area.

Land Use Bylaw

The application proposes redesignation to create two two-acre parcels, which would be consistent with the Land Use Bylaw. Any development or setbacks would be further assessed through a subdivision application.

ADDITIONAL CONSIDERATIONS:

In response to Council's direction the Applicant provided the following technical studies and supplementary information:

- Executive Summary: Phase I Area Groundwater Study Report prepared by Strom Engineering Inc., dated January 2022

This report summarized the results of the Phase I Groundwater Study Report, dated April 2021. It used County Servicing Standards requirements for the preparation, noting that the study used the 2 mile radius required by the servicing standards. The report found that area aquifers have shown that water production has stayed strong to the present; water well information from the Groundwater Information Centre of Alberta Environment, noting 292 water well records of domestic, stock, industrial, and others, were used in the review. The report found that the area aquifers show much more potential than the water required for the water wells required for the subject subdivision. In summary, the report concludes that groundwater capacity appears to support the additional lot without impacting existing groundwater users.

- Slope Stability Assessment prepared by E2K Engineering Ltd., dated January 2022

The report makes three findings: no requirement for slope setback on the eastern edge; recommendation for revegetation where vegetation has been removed; and no addition of fill to be added to the crest of the slope. Should Council find the report addresses the clarification it is seeking, then Administration recommends that this requirement has been met.

- Supplemental Information Requested by Council prepared by the Applicant, dated November 2022

Based on Council's concerns with possible impacts to wildlife corridors, the Applicant has prepared an assessment of wildlife concerns (Attachment 'F'). The report notes that the subject lands are not located with the environmental constraints review map from the Springbank Area Structure Plan Review Project. As well, the report indicates that there are no sensitive areas identified on the property. The report also notes that previous Historical Resources Act (HRA) clearance



applications have not identified any culturally sensitive sites. The report states that the development of two lots for country residential is unlikely to prevent transit through, or use of, the property by common and/or sensitive species.

Any additional requirements may be addressed through future subdivision conditions.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Byron Riemann”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

ON/lh

ATTACHMENTS

- ATTACHMENT ‘A’: Application Information
- ATTACHMENT ‘B’: Application Referrals
- ATTACHMENT ‘C’: Bylaw C-8186-2021 and Schedule A
- ATTACHMENT ‘D’: Map Set
- ATTACHMENT ‘E’: Public Submissions
- ATTACHMENT ‘F’: Supplemental Information Requested by Council