



## **PLANNING AND DEVELOPMENT SERVICES**

<b>TO:</b>	Council	
<b>DATE:</b>	November 24, 2020	<b>DIVISION:</b> 8
<b>TIME:</b>	Morning Appointment	
<b>FILE:</b>	06701019	<b>APPLICATION:</b> PL20200024
<b>SUBJECT:</b>	Redesignation Item – Residential Use	

### **POLICY DIRECTION:**

The County Plan and Bearspaw Area Structure Plan.

### **EXECUTIVE SUMMARY:**

The purpose of this application is to redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD), to accommodate the future creation of a  $\pm 0.87$  hectare ( $\pm 2.14$  acre) parcel with a  $\pm 0.87$  hectare ( $\pm 2.14$  acre) remainder.

Council gave first reading to Bylaw C-8034-2020 on April 7, 2020.

One letter in opposition was received in response to 192 letters circulated to adjacent and area property owners when the application was received. The application was also circulated to a number of internal and external agencies; responses are available in Attachment 'A'.

The following is a summary of the application assessment:

- Policies of the Bearspaw Area Structure Plan allow lot sizes less than four (4) 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.

<b>DATE APPLICATION RECEIVED:</b>	March 4, 2020
<b>DATE DEEMED COMPLETE:</b>	March 4, 2020

<b>PROPOSAL:</b>	To redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD), in order to accommodate the future creation of a $\pm 0.87$ hectare ( $\pm 2.14$ acre) parcel with a $\pm 0.87$ hectare ( $\pm 2.14$ acre) remainder.
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<b>LEGAL DESCRIPTION:</b>	Lot 8, Plan 8010152, within SE-1-26-3-W5M
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<b>GENERAL LOCATION:</b>	Located 3.2 kilometres (2 miles) west of the City of Calgary, 0.4 kilometres (1/4 mile) north of Burma Road, and on the west side of Bearspaw Road.
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<b>APPLICANT:</b>	Studio Inkognito (Rene Pahlavan)
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### **Administration Resources**

Stefan Kunz, Planning and Development Services



**OWNERS:** Nicola & Concetta Lobello  
**EXISTING LAND USE DESIGNATION:** Residential, Rural District (R-RUR)  
**PROPOSED LAND USE DESIGNATION:** Residential, Country Residential District (R-CRD)  
**GROSS AREA:** ± 4.24 acres  
**SOILS (C.L.I. from A.R.C.):** **Class 4, T, W** – Severe limitations due to adverse topography and excessive wetness/poor drainage.

**HISTORY:**

**1990s** The municipal reserve dedication on the lands is discharged, and the parcel is sold to private landowner.  
**1980** Plan 8010152 is registered, resulting in the creation of the subject lands, along with seven other lots. This parcel was the municipal reserve dedication for the subdivision.

**POLICY ANALYSIS:**

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 (4) 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 surrounding the subject land are developed as two acre parcels, or four acre parcels with limited subdivision potential.
2. This redesignation would only facilitate the creation of one new lot.
3. All technical considerations from an access, stormwater, or servicing perspective can be addressed at the subdivision stage

**OPTIONS:**

Option # 1:    Motion #1        THAT Bylaw C-8034-2020 be amended in accordance with Attachment B.  
                  Motion #2        THAT Bylaw C-8034-2020 be given second reading.  
                  Motion #3        THAT Bylaw C-8034-2020 be given third and final reading.  
Option # 2:    THAT application PL20200024 be refused.



ROCKY VIEW COUNTY

Respectfully submitted,

“Theresa Cochran”

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Executive Director  
Community Development Services

SK/llt

Concurrence,

“Al Hoggan”

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Chief Administrative Officer

**ATTACHMENTS:**

ATTACHMENT ‘A’: Application Referrals  
ATTACHMENT ‘B’: Bylaw C-8034-2020 and Schedule A  
ATTACHMENT ‘C’: Map Set  
ATTACHMENT ‘D’: Public Submissions