



PLANNING

TO: Council

DATE: September 13, 2022 **DIVISION:** 4

TIME: Morning Appointment

FILE: 06712022 **APPLICATION:** PL20210178

SUBJECT: Redesignation Item: Residential

APPLICATION: To redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) to accommodate a future single lot subdivision.

GENERAL LOCATION: Located on the south side of Bunny Hollow Drive, approximately 0.20 kilometres (0.12 miles) west of Bearspaw Drive.

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8256-2021 on January 11, 2022.

The subject parcel is ± 2.39 hectares (± 5.93 acres) in size and contains an existing dwelling and three accessory buildings, with a mutual approach off Bunny Hollow Drive. The redesignation application is intended to facilitate the creation of a new lot roughly ±0.80 hectares (± 1.98 acres) in size.

The application was reviewed against Section 5.0 (Managing Residential Growth) and Section 10.0 (Country Residential Development) of the County Plan. The subject parcel is located within the Bearspaw Area Structure Plan (ASP) and relevant policies from this plan relating to country residential subdivision were also assessed. While the subject parcel is located within an area of the Bearspaw ASP generally not requiring a Concept Plan, Policies 8.1.20, and 8.1.21 of the ASP require a Conceptual Scheme to be approved prior to supporting subdivision of parcels less than four (4) acres in size.

The application is largely consistent with the relevant policies of the County Plan and Bearspaw ASP. Future subdivision of the subject parcel would not align with Policies 8.1.20, and 8.1.21 of the ASP as no conceptual scheme has been submitted. However, Administration acknowledges the adoption of a conceptual scheme would provide limited benefit to the subject lands as there are no wider impacts that would require further policy or technical consideration prior to proceeding to subdivision stage. In addition, Section 411 - Emergency Access in the Rocky View County Servicing Standards identifies that any rural development that results in 10 or more lots shall have a secondary access to accommodate emergency vehicles. The proposed redesignation and subsequent subdivision would contribute an additional lot off of Bunny Hollow Drive for a total of 17 lots with only one access. Council has the ability to waive the requirement at its discretion at time of subdivision. As such, Administration recommends approval of this application.

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

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-8256-2021 be given second reading.
- Motion #2 THAT Bylaw C-8256-2021 be given third and final reading.
- Option # 2: THAT application PL20210178 be refused.

Administration Resources

Reynold Caskey, 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> • 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"> • Rocky View Water Co-op Ltd. Confirmation of capacity letter, May 2022.
---	---

POLICY ANALYSIS:

Municipal Development Plan (County Plan)

Sections 5.0 and 10.0 of the County Plan respectively relate to managing residential growth and country residential development throughout the County. Policies 5.8 and 10.1 support the development of existing country residential areas in accordance with their area structure plans. For the subject lands, the Bears paw Area Structure Plan (ASP) is the guiding document and was evaluated as part of this application.

Bears paw Area Structure Plan (ASP)

The subject lands are identified in Figure 8: Phasing as being located within Area 1 of the Development Priority Figure, and in the Country Residential area, as identified in Figure 7: Future Land Use Scenario.

The application is consistent with Policy 7.1.3, which states that when considering redesignation, the proposal should be in accordance with Figure 7. The application is also in accordance with Policy 7.2.2 Phasing, where the application is within Priority Area 1 of the Development Priority Figure.



The subject parcel is located within an area generally not requiring a Concept Plan, as identified on Figure 3 (Concept Plans); however, Policies 8.1.20, and 8.1.21 of the ASP require a Conceptual Scheme to be approved prior to supporting subdivision of parcels less than four (4) acres in size.

Administration acknowledges that, in this case, the adoption of a conceptual scheme would provide limited value to the subject lands as there are no apparent broader impacts on stormwater, transportation, servicing, or amenity that would need to be addressed through policy prior to proceeding with redesignation and subdivision.

Land Use Bylaw

The application proposes to redesignate the subject lands from Residential, Rural Residential District (R-RUR) to Residential, Country Residential District (R-CRD). The minimum parcel size for the R-CRD District is 0.80 hectares (1.98 acres); the proposed future subdivision meets the minimum parcel size of the proposed district.

ADDITIONAL CONSIDERATIONS:

The Applicant provided a letter from the Rocky View Water Co-op indicating that sufficient capacity exists to service the new lot. As a condition of a future subdivision application, the landowner would be required to purchase potable water capacity and connect to the system.

Section 411 regarding emergency access in the County Servicing Standards notes that secondary access is required when there are more than 10 lots located off of one access point. As Bunny Hollow Drive provides access to greater than 10 lots, secondary emergency access is required in accordance with the County Servicing Standards at time of subdivision. Bunny Hollow Drive dead-ends to the west of the subject lands; however, undeveloped road right-of-way exists and could be constructed on as part of a future application in the area. Council has the ability to waive this requirement at its discretion.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Dorian Wandzura”

Acting Executive Director
Community Services

Chief Administrative Officer

RC/rp

ATTACHMENTS

- ATTACHMENT ‘A’: Application Information
- ATTACHMENT ‘B’: Application Referrals
- ATTACHMENT ‘C’: Bylaw C-8256-2021 and Schedule ‘A’
- ATTACHMENT ‘D’: Map Set
- ATTACHMENT ‘E’: Public Submissions