



## PLANNING

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<b>TO:</b>	Council	
<b>DATE:</b>	October 11, 2022	<b>DIVISION:</b> 3
<b>TIME:</b>	Morning Appointment	
<b>FILE:</b>	06826030	<b>APPLICATION:</b> PL20220010
<b>SUBJECT:</b>	Redesignation Item: Residential Use	

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**APPLICATION:** To redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) to facilitate the creation of one  $\pm 0.81$  hectare ( $\pm 2.00$  acre) parcel leaving a  $\pm 0.81$  hectare ( $\pm 2.00$  acre) remainder.

**GENERAL LOCATION:** Located approximately 0.45 kilometres (0.28 miles) east of Highway 22 and 0.20 kilometres (0.12 miles) north of Camden Lane, on the east side of Camden Drive.

**EXECUTIVE SUMMARY:** Council gave first reading to Bylaw C-8306-2022 on May 31, 2022.

The subject parcel is  $\pm 1.62$  hectares ( $\pm 4.00$  acres) in size and contains an existing dwelling and three accessory buildings. The site is accessed through an approach off Camden Drive to the west.

The application was reviewed against relevant policies of the Municipal Development Plan (County Plan), the Cochrane North Area Structure Plan (ASP), requirements of the Land Use Bylaw and the County's Servicing Standards. The subject parcel was assessed against the Residential Infill Policy Area B of the ASP and related Policy 6.1.6 states that a Conceptual Scheme for this area may be required by Council. Administration considers that a Conceptual Scheme would be beneficial in providing a framework for future subdivision and development in the area due to the increasing infill development and the cumulative impact this would have on access, connectivity to adjacent lands, and servicing requirements both in the immediate and long-term. However, it is also noted that there have been several recent redesignation and subdivision approvals on Camden Drive that have not required a supporting conceptual scheme.

The application is largely consistent with relevant policies of the County Plan, ASP, and parcel size requirements of the Land Use Bylaw. However, the application does not meet the Emergency Access requirements under Section 411 of the County's Servicing Standards which states development resulting in 10 or more lots shall provide a separate access to the nearest adjacent road when a through road is not present.

Referral of the application back to Administration would allow the Applicant to work with adjacent landowners on a conceptual scheme that would address secondary emergency access provision along with other technical matters relevant to future subdivision of the subject parcel. If Council is minded to require preparation of a conceptual scheme, Section 5.3 of the ASP guides the matters to be addressed, but Administration suggests that the scope of the document could largely be limited to policies around secondary access considerations, a servicing strategy, and implementation of the subdivision layout.

**ADMINISTRATION RECOMMENDATION:** Administration recommends referral of the application in accordance with Option #2.

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### Administration Resources

Sangeeta Vishwakarma, Planning and Development Services



**OPTIONS:**

- Option # 1:     Motion #1     THAT Bylaw C-8306-2022 be given second reading.  
                      Motion #2     THAT Bylaw C-8306-2022 be given third and final reading.
- Option #2:     THAT Bylaw C-8306-2022 be referred back to Administration to request submission of a conceptual scheme by the Applicant that meets the requirements of Section 5.3 of the Cochrane North Area Structure Plan, including coverage of servicing and lot configuration, and that satisfies the emergency access requirement of Section 411 of the County's Servicing Standards.
- Option # 3:     THAT application PL20220010 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><b>APPLICABLE POLICY AND REGULATIONS:</b></p> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i>;</li> <li>• Municipal Development Plan (County Plan);</li> <li>• Cochrane North Area Structure Plan;</li> <li>• Land Use Bylaw (C-8000-2020); and</li> <li>• County Servicing Standards.</li> </ul>	<p><b>TECHNICAL REPORTS SUBMITTED:</b></p> <ul style="list-style-type: none"> <li>• Stormwater Management Plan, prepared by Western Water Resources (WWR) Inc., dated March 2013</li> <li>• Groundwater Supply Evaluation, prepared by Western Water Resources (WWR) Inc., dated March 2013</li> <li>• Level 3 Model Process Assessment, prepared by Western Water Resources (WWR) Inc., dated January 2013</li> <li>• Phase 1 Groundwater Feasibility Assessment, prepared by Western Water Resources (WWR) Inc., dated November 2012</li> </ul>
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## POLICY ANALYSIS:

### Municipal Development Plan (County Plan)

Section 5.0 (Managing Residential Growth) and Section 10 (County Residential Development) support development of existing residential areas in accordance with their area structure plans. As such, the application was evaluated against the residential policies of the Cochrane North Area Structure Plan (ASP), being the guiding statutory document for the subject land and area.

### Cochrane North Area Structure Plan

The subject land falls within the Residential Infill Area B of the Land Use Policy Areas (Figure 6: Land Use Concept) of the ASP.

Section 6.0 outlines Residential Infill Area B policies for development of lower density residential uses. The land use redesignation application proposes to create two  $\pm 0.81$  hectare ( $\pm 2.00$  acre) parcels, which meets the minimum residential parcel size requirements of Policy 6.1.3 for the area.

Policy 6.1.6 of the ASP states Conceptual Schemes may be required for Residential Infill Policy Areas at the discretion of Council in consideration of the criteria identified under Section 5.3 (Conceptual Schemes); however, past approved redesignations and subdivisions have not been supported by conceptual schemes. As a result of increasing infill development along Camden Drive and issues surrounding lot configuration and emergency access, Administration continues to recommend that a Conceptual Scheme would be beneficial in providing a framework for future subdivisions to address planning and technical requirements of this area. However, it is also recognized that a Strategic Objective of Council is to create a culture of customer service, which includes treating customers fairly. It may be considered that imposing the requirement for a conceptual scheme now places an undue burden on this Applicant to address ongoing challenges with infill development along Camden Drive.

Policy 6.1.10 of the ASP requires parcels that are four acres or less to connect to a regional, municipal, or co-op water utility system as a condition of subdivision approval. The application does not meet this requirement as the nearest available water line is located approximately 0.91 kilometres (0.57 miles) west of the subject land. The Applicant proposes to service the lots with water wells as a connection is not feasible for the proposed lots. Future connection to a municipal piped network would be required once the services become available along Camden Drive, and this would be secured through a Deferred Services Agreement at the subdivision stage.

Policy 6.8.9 of the ASP generally discourages panhandle access as they do not demonstrate efficient use of land; they may be considered when deemed appropriate by the municipality. A panhandle access is also not recommended under Section 16.13 (Road Access), of the County Plan. The application proposes a panhandle that does not align with these policies; however, if Council is minded to support this redesignation application, Administration considers that the panhandle access is a practical approach to future subdivision, taking into account the constraints on parcel size and the location of existing structures on site.

### Land Use Bylaw

The proposed parcel sizes are compliant with the minimum parcel size of 0.80 hectares (1.98 acres) prescribed within the Residential, Country Residential District of the Land Use Bylaw. At the future subdivision and development stage, compliance to minimum setbacks in accordance with Section 330 of the district should be demonstrated.

**ADDITIONAL CONSIDERATIONS:***Emergency Access*

The proposed redesignation and future subdivision of the subject parcel would contribute one additional lot to the existing 16 lots accessed from Camden Drive. Administration also notes that two other applications proposing future subdivision along Camden Drive are under review with the County. Section 411 states that "Any rural development that will result in 10 lots or greater shall have two separate access points to an existing through road".

The application therefore does not meet the Emergency Access requirements of Section 411 of the County's Servicing Standards, as Camden drive dead-ends to the north and provides only a single point for emergency access to the lots along the roadway. Policy 411 does note Council's ability to waive the requirement for a secondary emergency access and the County Servicing Standards are a non-statutory document.

*Site Servicing*

The application proposes to service both lots with water wells and private sewage treatment systems as municipal servicing is not available within proximity. The application includes technical studies assessing soil conditions for a private sewage treatment system, groundwater evaluation for installation of wells, and a stormwater management plan. The technical studies demonstrate the feasibility of the proposed subdivision but require revisions to meet the requirements of the County Servicing Standards at the subdivision stage.

Respectfully submitted,

Concurrence,

"Brock Beach"

"Dorian Wandzura"

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Acting Executive Director  
Community Services

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Chief Administrative Officer

SV/rp

**ATTACHMENTS:**

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-8306-2022 and Schedule A

ATTACHMENT 'D': Map Set