

Request to waive Area Structure Plan requirement (Ward 6)

Legal Description: Lot 19, Block 3, Plan 752 1035 (NW 15-52-23-W4)
Location: North of Township Road 522 (Hwy 628) and east of Range Road 233.

Report Purpose

To provide information to Council to make a decision on a request to waive the requirement for the adoption of an Area Structure Plan prior to a subdivision being considered for Lot 19, Block 3, Plan 752 1035.

Recommendation

THAT, in accordance with Section 4.1.4 of the Country Residential Area Concept Plan, the request to waive the requirement for the adoption of an Area Structure Plan prior to a subdivision being considered for Lot 19, Block 3, Plan 752 1035, be approved.

Our Prioritized Strategic Goals

Goal 1 - Build strong communities to support the diverse needs of residents

Report

The subject Lot 19, Block 3, Plan 752 1035 is located within the Country Residential Community of Chrenek Estates. Chrenek Estates is within the Country Residential Policy Area of the Municipal Development Plan and the high-density policy area of the Country Residential Area Concept Plan (ACP).

The landowner would like to propose a subdivision of Lot 19 to create one new lot for the purpose of building a house on the new lot.

The ACP requires that an Area Structure Plan (ASP) is adopted by Council for a quarter section prior to an application for subdivision being considered within that quarter section. Chrenek Estates does not have an adopted ASP.

The preparation of an ASP to create one additional lot is an expensive undertaking which would take several months to complete. Where the resulting subdivision would be consistent with the character of the existing neighbourhood, the need for an ASP may be an onerous requirement.

The re-subdivision of an existing country residential lot such as this one is an item that has been identified within the County's current initiative to update the ACP. Revisions to the ACP that are anticipated to be part of the update would enable consideration of a subdivision of a lot within existing country residential subdivisions where specific criteria are met. The currently intended criteria would enable consideration of re-subdivision of an existing lot in the Country Residential area without an adopted ASP where:

- a) The subdivision does not result in a total density in the quarter section exceeding 50 residential lots;
- b) the subdivision does not result in a lot that is smaller than the smallest existing lot in the development (at the time of the original multi-lot subdivision);
- c) access can be provided from an internal road (not a grid road);
- d) resulting lots are sized to maintain the character of existing surrounding country residential development; and

- e) resulting lots shall not exceed a maximum 4:1 length to width ratio.

There are currently 35 residential lots in Chrenek Estates. Given the size and orientation of the subject lot, it would meet the above-listed criteria and would not impact the opportunity of other landowners with a similar situation to apply for subdivision in accordance with the proposed updated ACP criteria in the future.

At this time the only opportunity for a re-subdivision to be considered within an existing country residential development in the Country Residential area without an adopted ASP is to apply for a waiver in accordance with section 4.1.4 of the Country Residential ACP:

4.1.4 Strathcona County may at its full discretion, waive the requirement to prepare an area structure plan, that would otherwise be required, in accordance with this policy, where in the County's opinion the proposed development is minor in scale, intensity and effect and has unique characteristics that would warrant an area structure plan to be considered by the county to be onerous.

The landowner is requesting the waiver at this time as they would like to pursue the subdivision and subsequent construction of the house this year prior to the completion of the ACP update project and Council's subsequent consideration of the ACP update.

Council and Committee History

Sept. 5, 2017 Council adopted Municipal Development Plan Bylaw 20-2017.

May 22, 2012 Council adopted Country Residential Area Concept Plan Bylaw 58-2011.

Other Impacts

Policy: Statutory Plans Procedure

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, adopt an ASP.

Financial/Budget: n/a

Interdepartmental: n/a

Master Plan/Framework: Municipal Development Plan and Country Residential ACP.

Communication Plan

The landowner has been informed that the request would be forwarded to Council for consideration.

Enclosures

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| 1 | Rural location map |
| 2 | Location map |
| 3 | Air photo |