

# Calgary Planning Commission Member Comments



For CPC2025-0742 / LOC2025-0086  
heard at Calgary Planning Commission  
Meeting 2025 July 24



Member	Reasons for Decision or Comments
<p><b>Commissioner Hawryluk</b></p>	<p>Reasons for Opposition to CPC’s recommendation to Refuse and Abandon the Bylaws</p> <ul style="list-style-type: none"> <li>I disagree with Administration’s recommendation to refuse this application. To me, this application boils down to whether two houses and two septic tanks are appropriate on this piece of land.</li> </ul> <p>The proposed Direct Control District would reduce the minimum lot size to 0.8 hectares, which would allow this 1.68-hectare lot to be subdivided so a second detached house could be built while still maintaining all of the features of the existing Special Purpose – Future Urban Development (S-FUD) District. Administration is of the opinion that subdividing this lot would hinder future planning in the area. Ideally, the Direct Control District would have been written to allow two detached houses on the current lot, which would avoid needing the subdivision. However, that approach would not work for the Applicant. Hence, this application is coming as a refusal to Council.</p>
<p><b>Commissioner Damiani</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>IDP and MDP policy identify the area as a holding area to support comprehensive growth planning. The proposal contradicts MDP policies on the protection of Future Greenfield Areas by exacerbating land fragmentation in the area without presenting broader public benefit. The proposal presents increased risk and complication for the intent of the land as a comprehensive, growth area due to further fragmentation and interim servicing. There is no strategy to connect to city services for the site which presents risk and potential costs to the City.</li> </ul> <p>Similar DCs in the area are in place due to pre-annexation development, not as a planning mechanism to fragment future growth lands. The applicant confirmed that subdivision of the existing parcel is the ultimate goal, confirming further landownership fragmentation. This is a long-term growth area, the development of a single-detached dwelling at the cost of efficiency and servicing of a broader plan does not align with City long-term policy and growth management.</p>

