

**Subject: Bylaw No. 22/008 Conklin Area Structure Plan  
Amendment - Text Amendment to Allow for Smaller Residential Lots  
in Conklin****APPROVALS:****Linda Ollivier**\_\_\_\_\_  
Director\_\_\_\_\_  
Interim Chief Administrative Officer**Recommended Motion:**

1. THAT Bylaw No. 22/008, being an amendment to the Conklin Area Structure Plan Bylaw No. 13/024, to allow for lot sizes less than 0.4 ha on the following hamlet residential parcels:
  - Lot 3, Block 3, Plan 032 6085 (Civic address - 103 Pine Lane)
  - Lot 156, Block 1, Plan 102 1643 (Civic address - 159 Pine Lane)
  - Lot 42, Plan 832 1550 (Civic address - 130 Father Mercredi's Trail)
  - Lot 119, Plan 832 1550 (Civic address - 175 Pine Lane)
  - Lot 134, Plan 832 1550 (Civic address - 178 Pine Lane); be read a second time:
2. THAT Bylaw No. 22/008, be read a third and final time.

**Summary:**

The Planning and Development Department received an application in November 2021 to amend the Conklin Area Structure Plan (ASP). The purpose of this amendment is to reduce the minimum lot size requirement in the ASP of 0.4 ha for the following five lots (subject parcels):

1. Lot 156, Block 1, Plan 102 1643 (Civic Address - 159 Pine Lane)
2. Lot 3, Block 3, Plan 032 6085 (Civic Address - 103 Pine Lane)
3. Lot 42, Plan 832 1550 (Civic Address - 130 Father Mercredi's Trail)
4. Lot 119, Plan 832 1550 (Civic Address - 175 Pine Lane)
5. Lot 134, Plan 832 1550 (Civic Address - 178 Pine Lane)

Under the Land Use Bylaw No. 99/059, the lots above are designated 'HR - Hamlet

Residential' and are allowed to have a minimum lot area of 560 square meters (0.056 ha) if serviced by municipal water and sewer. The Conklin Area Structure Plan (Bylaw No. 13/024), however, restricts the minimum lot size to 4,000 square meters (0.4 ha).

In the absence of enough land for development, and services available through the Rural Water and Sewer Servicing (RWSS) Program, the Conklin Resource Development Advisory Committee (CRDAC) has submitted the proposed amendment to reduce the minimum lot size for the subject parcels to align with the Land Use Bylaw. This will enable the subdivision of the subject parcels into smaller lots thereby increasing the supply of affordable housing in the Hamlet.

The authority to amend the Area Structure Plan is vested with Council under the *Municipal Government Act*.

**Background:**

The community of Conklin is facing a housing shortage. Since the ASP restricts the minimum lot size in the Hamlet to 0.4 ha (4,000 square meters) there are few opportunities to subdivide existing lands. To address the housing shortage and affordability, CRDAC is proposing a reduction in lot sizes for five parcels under their ownership to enable the subdivision of these lots into smaller parcels. The subject parcels are located along Pine Lane and Father Mercredi's Trail and are identified in the Subject Area Map (Schedule A) within Attachment 1.

To gain feedback on the proposed ASP amendment, the applicant held a virtual public engagement session on February 15, 2022. No concerns were received on the proposed amendment.

With infrastructure systems being upgraded through the Rural Water and Sewer Servicing (RWSS) Program, there is additional servicing capacity to support new/additional lots in Conklin. CRDAC currently plans to subdivide the five subject parcels into about 46 residential lots over the next three to five years. These subdivisions will be applied for in phases and will be subject to sufficient capacity in municipal infrastructure systems, which will be assessed during the review of each subdivision.

In anticipation of the approval of this amendment application, CRDAC has submitted the first phase of subdivision applications, which proposes to subdivide 159 Pine Lane (area 2.77 ha or 27,700 square meters) into 16 residential lots ranging from 0.088 ha (880 square meters) to 0.295 ha (2,950 square meters).

**Alignment with Statutory Plans:**

The proposed ASP amendment aligns with the intent of the Municipal Development Plan (MDP) by increasing affordable housing supply while maintaining the existing character and development pattern of single-family development in the community. Directions C.2.1, 4.2.1, 4.2.2. and 4.2.3 of the MDP address the general strategy for

rural communities, including Conklin, and contemplate modest population growth while promoting a variety of land uses. The plan identifies the need for expanding affordable housing supply and recommends that land use policies, regulations, and standards remain flexible to support affordable housing for smaller, less costly units.

With the exception of the minimum lot size requirement, the proposed amendment also aligns with the intent of the Conklin Area Structure Plan by conserving and enhancing the existing development pattern and providing access to more affordable housing. Most notably, 'Principle 2: Conserve and Enhance the Existing Development Pattern' identifies the need for affordable housing and suggests that it may be achieved through residential developments on smaller lots. Additionally, Hamlet Residential land uses in the ASP allow for infill residential development, subject to proposed development retaining the existing characteristics of the area.

**Rationale for Recommendation:**

Since the approval of the Conklin Area Structure Plan in 2013, significant improvements to the servicing infrastructure have occurred. These improvements provide for extra capacity in servicing systems and can support smaller lot sizes to address the issue of housing supply and affordability in the community of Conklin. Statutory plans are intended to be "living documents" that can be amended from time to time in response to evolving circumstances and community need.

Given the support for this locally-driven application and its alignment with key priorities such as housing affordability, Administration supports the proposed amendment.

**Strategic Priorities:**

Responsible Government  
Rural and Indigenous Communities and Partnerships

**Attachments:**

**1. Bylaw No. 22/008 Conklin Area Structure Plan Amendments**