



Redesignation Item: Residential

Electoral Division: 4

File: PL20230002 / 08731001

Date:	February 13, 2024		
Presenter:	Michelle Dollmaier, Senior Planner		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

The purpose of this report is to assess the redesignation of a ± 24.12 hectare (± 59.60 acre) portion of SE-31-28-3-W05M from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate future subdivision of 9 lots, which range from ± 2.5 hectares (± 6.18 acres) to ± 3.23 hectares (± 8.00 acres), and leaving a ± 36.58 hectare (± 90.40 acre) remainder.

The application for redesignation was evaluated pursuant to the Regional Growth Plan (RGP), the Municipal Development Plan (County Plan), and the *Land Use Bylaw*.

The application was found to be inconsistent with Section 5.0 (Managing Growth), Section 8.0 (Agriculture), and Section 10.0 (Country Residential) of the County Plan. Therefore, Administration recommends the application be refused.

ADMINISTRATION'S RECOMMENDATION

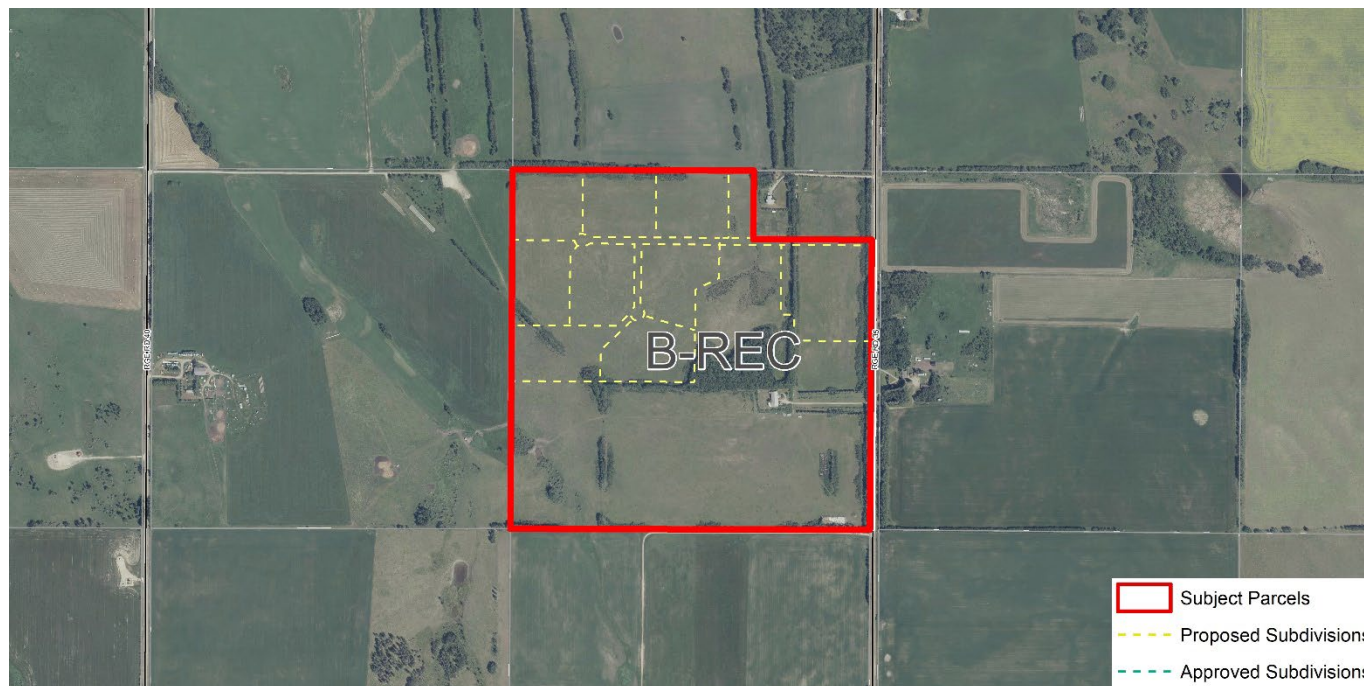
THAT application PL20230002 be refused.

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BACKGROUND

Location (Attachment A)

Located approximately 8.2 kilometres (5.10 miles) west of Madden, 0.8 kilometres (0.50 miles) south of Mountain View County, on the west side of Range Road 35



Site Context (Attachment B)

On May 28, 1998, the quarter section received approval for a first parcel out subdivision.

On September 25, 2012, Council approved the redesignation of the subject lands from Ranch and Farm District to Business-Leisure and Recreation District, which has converted to Business, Recreation District (B-REC) with the adoption of Land Use Bylaw C-8000-2020. The redesignation application proposed an 18-hole golf course, a 21-room boutique hotel and banquet facility with seating capacity for 300-500 persons, 15 individual cabins, and 15 stalls for recreational vehicle (RV) overnight stays.

On December 31, 2020, the Subdivision and Development Appeal Board refused Development Permit PRDP20185188 for a campground with 81 RV stalls and a hotel for 16 rooms. In making its decision, the Board noted concerns relating to traffic causing dust, noise, and the required water usage.

Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary intermunicipal partners, internal and external agencies.

In addition to standard agencies, Mountain View County was circulated to and requested that dust suppression be applied on Range Road 35 at the intersection near Township Road 290.

Landowner Circulation (Attachment D)

The application was circulated to 25 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327; the landowner submitted one letter of support with 59 unique signatures (1 within the circulation area, 8 outside the circulation area, 42 outside of Rocky View County, and 8 unknown locations), and 42 letters of opposition were received [14 within the circulation area (3 duplicate submissions), 9 outside the circulation area (1 duplicate submissions), 12 outside of Rocky View County (2 duplicate submissions), and 1 group letter].

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ANALYSIS

Policy Review (Attachment E)

The application was principally reviewed pursuant to Section 5.0 (Managing Growth), Section 8.0 (Agriculture), and Section 10.0 (Country Residential) of the County Plan. The application is located within the Agricultural Area; outside of any growth area identified for country residential development.

Section 8.0 (Agriculture) Minimize Land Use Conflict discourages the development of intrusive land uses in agricultural areas. The proposed country residential development would not align with the vision or intent of the surrounding agricultural area. Furthermore, the Applicant would be required to provide information on how the regulations of the Agricultural Boundary Design Guidelines are being applied to the area at time of subdivision.

Section 10.0 (Country Residential) of the County Plan directs country residential development to existing country residential Area Structure Plan (ASP) areas or supports further subdivision of Fragmented Country Residential Areas (fragmented quarter sections). The parcel is not located within an ASP area or within a Fragmented Country Residential Area; therefore, the application is not supported by the policies of the County Plan.

COMMUNICATIONS / ENGAGEMENT

Consultation was conducted in accordance with statutory requirements and County Policy C-327.

IMPLICATIONS

Financial

No financial implications identified at this time.

STRATEGIC ALIGNMENT

This report is a statutory obligation under the *Municipal Government Act*.

ALTERNATE DIRECTION

No alternative options have been identified for Council's consideration.

ATTACHMENTS

Attachment A: Map Set
Attachment B: Application Information
Attachment C: Application Referral Responses
Attachment D: Public Submissions
Attachment E: Policy Review
Attachment F: Draft Bylaw C-8492-2024