



COUNCIL REPORT

Redesignation Item: Residential

Electoral Division: 4

File: PL20230120 / 07826004

Date:	March 12, 2024		
Presenter:	Maureen Nolan, Planner 1		
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 redesignation of a ± 1.60 hectare (± 3.95 acre) portion of Lot 1, Block 1, Plan 1310193 within SW-26-27-04-W05M from Agricultural, Small Parcel District (A-SML p8.1) to Residential, Rural District (R-RUR) to facilitate future subdivision of one ± 1.60 hectare (± 3.95 acre) residential lot with a ± 6.56 hectare (± 16.21 acre) agricultural remainder lot.

The subject parcel is located outside of an area structure plan; as such, the application was evaluated pursuant to the policies and regulations of the Municipal Development Plan (County Plan) and the *Land Use Bylaw*. The application was found not to align with the policies of Section 5.0 (Managing Residential Growth), Section 8.0 (Agriculture), Section 10.0 (Country Residential Development), and Section 16.0 (Transportation) of the County Plan and the *Land Use Bylaw*.

ADMINISTRATION'S RECOMMENDATION

THAT application PL20230120 be refused.

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BACKGROUND

Location (Attachment A)

Located approximately 0.20 kilometres (0.13 miles) north of Township Road 274 and on the east side of Highway 22, approximately 11.70 kilometres (7.27 miles) north of the town of Cochrane.



Site Context (Attachment B)

On August 21, 1998, a first parcel out subdivision was registered creating a ± 15.18 hectare (± 37.51 acre) parcel (Block 1, Plan 9812300) at the southwest corner of the subject quarter section. On January 24, 2013, Block 1, Plan 9812300 was subdivided to create a ± 6.54 hectare (± 16.16 acre) lot with a ± 8.16 hectare (± 20.16 acre) remainder.

The subject land contains two dwellings and several accessory buildings. The first dwelling was constructed in 1960 and the second dwelling was built in 2009.

Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary internal and external agencies. This application is not within an area guided by intermunicipal policy or requirements.

Alberta Transportation and Economic Corridors has provided no concerns on the application, with further review and comments to be provided at the time of future subdivision.

Landowner Circulation (Attachment D)

The application was circulated to 30 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); 1 letter in opposition was received.

ANALYSIS

Policy Review (Attachment E)

The application was reviewed in accordance with Section 5.0 (Managing Residential Growth), Section 8.0 (Agriculture), Section 10.0 (Country Residential Development), and Section 16.0 (Transportation) of the County Plan, and the *Land Use Bylaw*; the application was found to not align with these policies as

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the subject land is not within an identified County residential growth area and the proposal does not meet the definition of a first parcel out, fragmented quarter section, or a new or distinct agricultural operation in the County Plan. The subject land has previously been subdivided and there are fewer than six parcels, which are less than 10.0 hectares (24.7 acres) in size, in the subject quarter section. The Applicant indicated that an Equestrian Centre is being considered on the proposed ± 6.56 hectare (± 16.21 acre) agricultural portion of the subject land; however, as the purpose of the application is residential in nature, the application has not provided a rationale to support a new or distinct agricultural operation.

The tentative subdivision plan proposes panhandle access, which does not align with Policy 16.13 of the County Plan. Further, the future subdivision proposal does not align with the Agricultural, Small Parcel District (A-SML p8.1) minimum parcel size requirements within the *Land Use Bylaw*, as the minimum parcel size is 8.1 hectares (20.01 acres) and the proposed future lot size is ± 6.56 hectares (± 16.21 acres).

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-8498-2024