



Subdivision Item: Agricultural

Electoral Division: 3

File: PL20230065 / 07923023

Date:	April 23, 2024		
Presenter:	Carter Shelton, 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 a proposed subdivision of a ± 16.19 hectare (± 40.00 acre) parcel within SW-23-27-05-W05M to create a ± 8.09 hectare (± 20.00 acre) parcel with a ± 8.09 hectare (± 20.00 acre) remainder.

The application was evaluated pursuant to the *Municipal Government Act*, Matters Related to Subdivision and Development Regulation, Municipal Development Plan (County Plan) and the *Land Use Bylaw*.

The application is generally consistent with the intent and goals of Section 8.0 (Agriculture) of the County Plan and meets the requirements of the *Land Use Bylaw*.

The subject application was previously considered by Council as the Subdivision Authority on January 9, 2024, at the request of the Applicant to consider the deferral of the provision of Municipal Reserve. Council referred the application back to Administration pending the Applicant’s submission of an appraisal in order to assess the provision of Municipal Reserve. The appraisal referenced within Attachment F was submitted to Administration on March 18, 2024.

Council is the Subdivision Authority for the subject application due to letters of objection received from adjacent landowners, in accordance with and 5(2) of the *Subdivision Authority Bylaw* (C-8275-2022).

ADMINISTRATION’S RECOMMENDATION

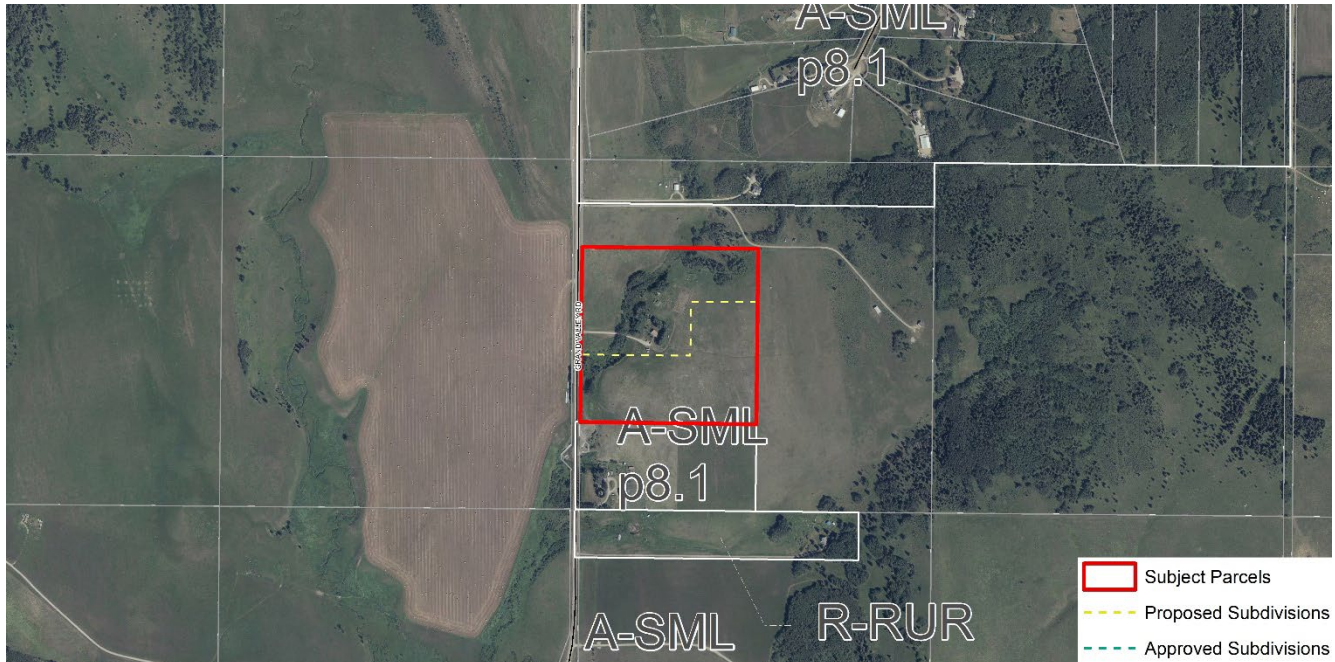
THAT application PL20230065 be approved subject to the conditions noted within Attachment F.

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BACKGROUND

Location (Attachment A)

Located approximately 1.21 kilometres (0.75 miles) south of Township Road 274 and on the east side of Grand Valley Road.



Site History (Attachment B)

On April 28, 2023, Council approved Bylaw C-8305-2022 to redesignate the subject lands from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p8.1) to facilitate the creation of one new parcel.

On January 9, 2024, Council acting as Subdivision Authority, moved that the subject application for subdivision be referred back to Administration, pending the Applicant's submission of an appraisal report, for the consideration of the cash-in-lieu of land for the dedication of Municipal Reserves.

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.

Landowner Circulation (Attachment D)

The application was circulated to 44 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); 1 letter in support, and 3 letters in opposition were received in response.

ANALYSIS

Policy Review (Attachment E)

The application was reviewed against the *Municipal Government Act*, Matters Related to Subdivision and Development Regulation, Municipal Development Plan (County Plan), and the *Land Use Bylaw*. The application was determined to be generally consistent with the goals and intents of the County Plan, while generally meeting the requirements of the *Land Use Bylaw*.

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In alignment with the decision of Council through the adoption of Bylaw C-8305-2022 to redesignate the subject lands from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p8.1), the proposed subdivision is generally consistent with Section 8.0 (Agriculture) policies of the County Plan relating to new and distinct agricultural operations.

The provision of Municipal Reserves for the proposed Lot 2 is identified as a recommended condition of subdivision approval due to both statutory policy implications as well as significant topographical constraints present on site. Further subdivision of the subject lands would require Council's consideration of additional land use amendments, which would be evaluated pursuant to the statutory policies of the Municipal Development Plan (County Plan). Notwithstanding the Subdivision Authority's decision on the current proposal, the subject quarter section is not considered a Fragmented Quarter Section, and therefore presents a lack of policy support for further land use amendments under Section 10.0 (Country Residential Development) of the County Plan.

Given the presence of topographical constraints including steep slopes and a riparian area on the subject lands, it is unlikely that the proposed Lot 2 will be further subdivided in the future. Provision of physical access from Grand Valley Road within the proposed frontage of Lot 2 is affected by steep slopes and the presence of Coalbed Creek, a recognized riparian area by the Minister of Environment and Protected Areas.

COMMUNICATIONS / ENGAGEMENT

There are no wider engagement requirements beyond the statutory consultation undertaken by the County.

IMPLICATIONS

Financial

No financial implications have been identified at this time.

STRATEGIC ALIGNMENT

As per Sections 5(2) of the *Subdivision Authority Bylaw (C-8275-2022)*, Council is the decision-making authority due to the receipt of landowner objections.

ALTERNATE DIRECTION

No alternative direction has been identified for the Subdivision Authority'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 Approval Conditions