



Redesignation Item: Residential

Electoral Division: 5 File: PL20230027 / 08501009

Date:	May 28, 2024		
Presenter:	Dinal Manawadu, Planner 1		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

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REPORT SUMMARY

The purpose of this report is to assess redesignation of a ± 4.86 hectare (± 12 acre) portion within SW-01-28-01-W05M from Agricultural General District (A-GEN) to Residential, Rural District (R-RUR) to facilitate the future subdivision of three ±1.60 hectare (±3.95 acre) lots.

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

ADMINISTRATION’S RECOMMENDATION

THAT application PL20230027 be refused.

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BACKGROUND

Location (Attachment A)

Located on the north side of Township Road 280 and approximately 0.81 kilometres (0.5 mile) west of Highway 2.



Site History (Attachment B)

In June 1992, the subject quarter section was originally subdivided into two as a part of a Road Plan. The larger parcel was later subdivided as part of a First Parcel Out application and was registered in February 1998.

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 proposed application; further review and comments will be provided at the time of future subdivision.

Landowner Circulation (Attachment D)

The application was circulated to 34 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); 4 letters in opposition were received.

ANALYSIS

Policy Review (Attachment E)

The application was reviewed in accordance with Section 8.0 (Agriculture) and Section 10.0 (Country Residential Development) of the County Plan. The application does not meet the definition of a first parcel out as the subject quarter section was previously subdivided in 1998 as a part of a First Parcel Out subdivision. The subject parcel is also not located in a quarter section that meets the definition of a fragmented quarter section. The redesignation of a portion of the subject parcel does not meet the intent and goals of Section 10.0 of the County Plan.

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The goals outlined in Section 8.0 (Agriculture) speak to minimizing land use conflicts and discourage development of intrusive land uses in agricultural areas. The proposed creation of three new country residential lots in an agricultural area that has previously seen limited fragmentation would not align with the vision or intent of the agricultural area policies.

As proposed, the three lots that would be facilitated by future subdivision would exceed the minimum parcel size required of 1.60 hectares (3.95 acres) within the proposed Residential, Rural Residential land use district. Therefore, the application generally complies with the *Land Use Bylaw*.

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-8528-2024