



Subdivision Item: Residential

Electoral Division: 5

File: PL20230152 / 05225001

Date: October 22, 2024

Presenter: Logan Cox, Supervisor, Planning & Development

Department: Planning

REPORT SUMMARY

The purpose of this report is to assess a proposed subdivision to create a ± 2.02 hectare (± 5.00 acre) parcel, leaving a ± 32.67 hectare (± 80.74 acre) remainder.

The application was evaluated in accordance with the *Municipal Government Act*, Matters Related to Subdivision and Development Regulation, Municipal Development Plan (County Plan), and the *Land Use Bylaw*. The application aligns with Section 8.0 (Agriculture) of the County Plan and is considered to be a first parcel out, in accordance with the definition of an Un-subdivided Quarter Section within the County Plan.

Council is the Subdivision Authority for the subject application due to a letter of opposition being received during circulation, in accordance with Section 5(2) of the *Subdivision Authority Bylaw* (C-8275-2022).

ADMINISTRATION'S RECOMMENDATION

THAT the Subdivision Authority approves application PL20230152 with the conditions noted in Attachment F.

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BACKGROUND

Location (Attachment A)

Located northwest of the junction of Highway 564 (Township Road 254) and Range Road 270, south of the Western Irrigation District Canal, approximately 1.60 kilometres (1.00 mile) west of the County's eastern boundary bordering Wheatland County.



Site History (Attachment B)

On June 27, 2022, Development Permit PRDP20190782 was approved for Horticultural Development (Market Garden), Construction of an Agricultural Warehouse, Office Building (Existing [Constructed from Sea Containers]), Storage Building (Existing [Constructed from Sea Containers]), and Signage (Fascia). The Applicant has identified that the landowner is no longer wishing to pursue this operation and is working on selling, and removing, the existing Office Building and Storage Building from the property. These structures do not currently have Building Permits. A recommended condition of subdivision approval would require the removal or permitting of these structures prior to final subdivision endorsement.

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 comments noting that a 30-metre-wide service road shall be dedicated along the southern boundary of the proposed ± 2.02 hectare (± 5.00 acre) parcel.

Landowner Circulation (Attachment D)

The application was circulated to thirty-one (31) adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); one letter in opposition was received.

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ANALYSIS

Policy Review (Attachment E)

The application was reviewed pursuant to the *Municipal Government Act*, Matters Related to Subdivision and Development Regulation, Municipal Development Plan (County Plan), and the *Land Use Bylaw*. The proposal aligns with the First Parcel Out Policy 8.17 of the County Plan, as the subject lands align with the definition of an Un-subdivided Quarter Section. The County Plan defines an Un-subdivided Quarter Section as:

Un-subdivided Quarter Section is a titled area of:

- I. 64.7 hectares (160 acres) more or less; or*
- II. a gore strip greater than 32.38 hectares (80 acres) in size,*

if an un-subdivided quarter section is reduced or fragmented by any road widening, boundary adjustment, public use, or right of way for roads, utilities, railroads and canals, it shall be considered un-subdivided when assessing first parcel out proposals. this includes instances where, as a result of a boundary adjustment, public use, or right of way, separate titles have been registered for remaining fragmented portions of the quarter section

The proposed parcels align with the minimum size requirements of the Agricultural, General District (A-GEN) of 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

As per Section 5(2) of the *Subdivision Authority Bylaw (C-8275-2022)*, Council is the decision-making authority due to opposition received by a landowner within the circulation area.

ALTERNATE DIRECTION

No alternative options have 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 Submission
- Attachment E: Policy Review
- Attachment F: Recommended Conditions of Approval

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APPROVALS

Manager:	Dominic Kazmierczak
Executive Director/Director:	Matt Boscarol
Chief Administrative Officer:	Reegan McCullough

