



Redesignation Item: Agricultural

Electoral Division: 5

File: PL20240002 / 07533003

Date: November 12, 2024

Presenter: Bernice Leyeza, Planner 2

Department: Planning

REPORT SUMMARY

The purpose of this report is to assess the redesignation of a portion of NW-33-27-01-W05M from Agricultural, General District (A-GEN) to Agriculture, Small Parcel District (A-SML p.8.1) to facilitate future subdivision of one ±8.10 hectare (±20.01 acre) lot.

The subject parcel is located outside of an area structure plan; therefore, the application was evaluated pursuant to the policies and regulations of the Municipal Development Plan (County Plan) and the Land Use Bylaw. The proposed future parcel configuration is generally consistent with the County Plan's Agricultural Policies (Section 8.0) goals to support various agriculturally viable parcel sizes and generally fits the site's natural topography. The application introduces a new agricultural use (horse training and boarding) for the subject parcel, while continuing cattle operations on the remainder parcel. However, the rationale for these distinct agricultural operations could be accommodated on the existing parcel.

The application is consistent with the requirements of the Land Use Bylaw.

ADMINISTRATION'S RECOMMENDATION

THAT Bylaw C-8578-2024 be given first reading.

THAT Bylaw C-8578-2024 be given second reading.

THAT Bylaw C-8578-2024 be considered for third reading.

THAT Bylaw C-8578-2024 be given third and final reading.

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BACKGROUND

Location (Attachment A)

Located approximately 2.42 kilometres (1.5 miles) north of Township Road 274, and on the east side of Range Road 14.



Site History (Attachment B)

In May 1985, a building permit was issued for the single-detached dwelling on the site. In October 1989, the first parcel was subdivided to separate the single-detached dwelling located on the western portion of the quarter section.

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 16 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); no letters in support nor in opposition were received.

ANALYSIS

Policy Review (Attachment E)

The application was principally reviewed pursuant to Section 8.0 (Agriculture) of the County Plan. The proposed future parcel configuration is generally consistent with the goals of Section 8.0 to accommodate a range of agriculturally viable parcel sizes and broadly aligns with the site's natural topography.

The application proposes a new or distinct agricultural use (i.e. horse training and boarding operations) from the remainder of the parcel. However, the rationale for new or distinct agricultural operations, such as horse training and boarding on the subject parcel, while continuing cattle operations on the remainder parcel as a distinct agricultural operation could be accommodated on the existing parcel.

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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

Administration recommends application PL20240002 not be approved as it does not align with the Agricultural Policies in the County Plan.

ATTACHMENTS

- Attachment A: Map Set
- Attachment B: Application Information
- Attachment C: Application Referral Responses
- Attachment D: Public Submissions [No Letters Received]
- Attachment E: Policy Review
- Attachment F: Draft Bylaw C-8578-2024

APPROVALS

Manager:	Dominic Kazmierczak
Acting Executive Director:	Dominic Kazmierczak
Chief Administrative Officer:	Reegan McCullough

