



Subdivision Item: Agricultural

Electoral Division: 1 Application: PL20230042 / 04710001

Date:	November 12, 2024
Presenter:	Carter Shelton, Planner 1
Department:	Planning

REPORT SUMMARY

The purpose of this report is for the Subdivision Authority to assess a proposed subdivision of a single parcel from the subject lands (Attachment A). The application proposes the first parcel out of the subject quarter section, creating a ±20.23 hectare (±50.00 acre) parcel with a ±37.75 hectare (±93.27 acre) remainder.

The application was evaluated pursuant to the *Municipal Government Act*, Matters Related to Subdivision and Development Regulation, Municipal Development Plan (County Plan), the City of Calgary / Rocky View County Intermunicipal Development Plan, and the *Land Use Bylaw*.

The application aligns with Section 8.0 (Agriculture) of the County Plan, specifically policies relating to First Parcel Out subdivision applications. The application and conditions of approval noted within Attachment F address the technical requirements of the Matters Related to Subdivision and Development Regulation.

The proposed ±20.23 hectare (±50.00 acre) parcel and resultant ±37.75 hectare (±93.27 acre) remainder meet the minimum requirements of the Agricultural, General District land use designation.

Council is the Subdivision Authority for the subject application due to the receipt of landowner opposition, in accordance with Section 5(2), of the *Subdivision Authority Bylaw* (C-8275-2022).

ADMINISTRATION'S RECOMMENDATION

THAT the Subdivision Authority approves application PL20230042 with the conditions noted in Attachment F.



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BACKGROUND

Location (Attachment A)

Located approximately 0.81 kilometres (0.50 miles) east of Range Road 33, on the north side of Highway 8, and 6.5 kilometres (4.0 miles) west of the city of Calgary.



Site History (Attachment B)

On July 10, 2017, the first parcel out of the westerly adjacent quarter section (SW-10) was registered via Plan No. 171 1433; including a portion of the subject quarter section (SE-10) being adjusted into the adjacent quarter section.

The subject land is approximately 57.98 hectares (143.27 acres) and is bound by Highway 8 to the south, Elbow River to the north, open government road allowance (RGE RD 33) and Elbow River Estates to the east, and similar agricultural parcel(s) to the west. Access to the subject quarter section and the proposed remainder parcel is proposed through an extension of Elbow River Drive.

Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary intermunicipal neighbours, internal and external agencies.

This application was circulated to The City of Calgary in accordance with the Rocky View County / City of Calgary Intermunicipal Development Plan. The City expressed concerns regarding stormwater management. Given the scope of the current proposal and remaining parcel sizes/configurations, stormwater run-off impacts to environmentally sensitive features are anticipated to be minimal.

Alberta Transportation and Economic Corridors has provided no concerns on the proposed application; further review and comments will be provided at the time of future subdivision.

Landowner Circulation (Attachment D)

The application was circulated to 427 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); no letters in support, five (5) letters in opposition, and one petition in opposition with 34 unique signatures were 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, City of Calgary / Rocky View County Intermunicipal Development Plan (IDP) Municipal Development Plan (County Plan), and the *Land Use Bylaw*. The application was determined to be consistent with the policies of the County Plan, therefore aligning with the *Municipal Government Act*. The subject proposal meets the definition of a First Parcel Out as the subject land meets the definition of an unsubdivided quarter section. Previous subdivision within the westerly adjacent quarter section registered in 2017 adjusted a portion of the subject lands into the adjacent quarter section. As the subject quarter section's current configuration/area is the result of a boundary adjustment, it is determined to meet the definition of an *Un-Subdivided Quarter Section* as defined in Section 8.17 of the County Plan. The recommended conditions of approval provide access to a County Road infrastructure in accordance with County Plan policy, and there are no physical constraints to the subdivision. Further, the remainder balance of land retains agricultural viability and land use designation, therefore aligning with the Agricultural Boundary Design Guidelines.

Both the proposed parcel and the remainder lands meet the minimum parcel size requirements of the Agricultural, General District land use designation requirements 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 the receipt of landowner opposition from landowners within the circulation radius as prescribed in Council's Circulation Notification and Standards Policy C-327.

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 Submissions
Attachment E: Policy Review
Attachment F: Recommended Conditions of Approval

APPROVALS

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