



Redesignation Item: Agricultural

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Electoral Division: 4

File: PL20240099 / 07628005

Date:	December 10, 2024
Presenter:	Christine Berger, Planner 2
Department:	Planning

**REPORT SUMMARY**

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The purpose of this report is for Council to assess redesignation of the subject lands (Attachment A) from Agricultural General District (A-GEN) to Agriculture, Small Parcel District (A-SML p.8.1) to facilitate future subdivision of one new parcel and a remainder, both ± 8.09 hectares (± 20.00 acres) in size.

The subject parcel is located outside of an area structure plan; therefore, the application was evaluated in accordance with the policies and regulations of the Municipal Development Plan (County Plan) and the *Land Use Bylaw*.

Although the application proposes the continuation of two distinct agricultural operations, the Applicant has not demonstrated alignment with the overall intent and goals of Section 8.0 (Agriculture) of the County Plan. The proposed size of the parcels is not conducive to sustaining the current agricultural operations on site mainly due to the *Land Use Bylaw* limitations on allowed animal units that are applicable to smaller lot sizes. Furthermore, the size and narrow width of the proposed parcels may limit the potential for new agricultural operations in the future.

**ADMINISTRATION’S RECOMMENDATION**

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THAT Application PL20240099 be refused.



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### BACKGROUND

#### Location (Attachment A)

Located approximately 0.81 kilometres (0.50 miles) north of Township Road 274 and on the west side of Range Road 23, approximately 9.65 (6.00 miles) northwest of the city of Airdrie.



#### Site History (Attachment B)

The subject quarter section has been fragmented into four Agricultural, General District (A-GEN) parcels. The subject parcel was registered at Alberta Land Titles in November of 1981.

#### 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 71 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); no letters in response were received.

Notification of the Public Hearing was mailed to adjacent landowners on November 12, 2024, which may have been impacted by the Canada Post postal strike which started on November 15, 2024.

#### Policy Review (Attachment E)

The subject parcel is not located within an area structure plan or a conceptual scheme; therefore, the County Plan is the guiding policy document for this application. As the subject site is within the Agricultural Area of the County, the application was evaluated in accordance with Section 8.0 (Agriculture) of the County Plan.

The application has outlined that two distinct agricultural operations currently exist on the subject parcel; one operation is a bison meat business, and the other is a tree farm. At the moment, both operations span the entire parcel, however, the Applicant has conveyed that the owners are taking measures to separate the two operations so that the bison-related operation will be entirely located on the proposed northern parcel, and tree farm, and associated equipment, will be moved completely to the proposed

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southern parcel. To accomplish this separation, trees are to be removed and sold from the northern parcel first and will be replanted on the southern parcel in the future. The bison-related operation is to continue on the proposed north parcel only.

Although the proposal has demonstrated that two distinct operations exist on the current parcel, Policy 8.18 outlines criteria that must be met in order to support subdivision for a distinct agricultural operation. Policy 8.18 (b) requires a rationale as to why the existing site cannot accommodate the distinct agricultural operations, and Policy 8.18 (d) requires the proposed parcel layout and sizes be capable of sustaining the distinct operations. The current *Land Use Bylaw* does not have maximum animal units for a 40-acre parcel, which would allow the current bison meat business to continue unhindered; if subdivided to 20-acre parcels, the *Land Use Bylaw* allows a maximum of four bison on the proposed 20-acre parcel, which could bring business viability into question. Since both businesses are currently operating on site and the proposed parcel layout is not conducive to sustaining each operation separately, the application does not align with the requirements of Policy 8.18.

Additionally, the proposed parcels size and narrow width would potentially limit the efficiency and type of agricultural operations that could take place on the lands in future. The narrow parcel width also hinders the ability to effectively incorporate buffering between adjacent parcels, which could lead to conflicts between residential and agricultural uses in the future; as per the Agricultural Boundary Design Guidelines, a 15-metre buffer is recommended between agricultural and residential uses.

Overall, both businesses currently operate on the existing parcel, and could continue to operate on the current Agricultural, General District (A-GEN) parcel; subdivision of the parcel could lead to less operational viability for both uses in the future.

## COMMUNICATIONS / ENGAGEMENT

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Consultation was conducted in accordance with statutory requirements and County Policy C-327.

## IMPLICATIONS

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### Financial

No financial implications identified at this time.

## STRATEGIC ALIGNMENT

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This report is a statutory obligation under the *Municipal Government Act*.

## ALTERNATE DIRECTION

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Should Council consider the application to align with Section 8.0 (Agriculture) of the County Plan, they may wish to support the application as a new or district agricultural use and allow for the redesignation of the parcel to A-SML p8.1.

THAT Bylaw C-8595-2024 be given first reading.

THAT Bylaw C-8595-2024 be given second reading.

THAT Bylaw C-8595-2024 be considered for third reading.

THAT Bylaw C-8595-2024 be given third and final reading.

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**ATTACHMENTS**

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- 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-8595-2024

**APPROVALS**

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

