



Redesignation Item: Residential

Electoral Division: 4

File: PL20240082 / 07622005

Date:	March 4, 2025
Presenter:	Christine Berger, Planner 2
Department:	Planning

REPORT SUMMARY

The purpose of this report is for Council to assess redesignation the subject lands (Attachment A) from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR p3.6) to accommodate the future subdivision of one new parcel.

The application for redesignation has been evaluated in accordance with the Municipal Development Plan (County Plan) and the *Land Use Bylaw*.

The subject application is inconsistent with the applicable agricultural and country residential sections of the County Plan, as the application proposes a residential use within a predominantly agricultural area, which would lead to further fragmentation of the lands.

ADMINISTRATION’S RECOMMENDATION

THAT application PL20240082 be refused.



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BACKGROUND

Location (Attachment A)

Located approximately 9.25 kilometres (5.75 miles) west of the city of Airdrie, approximately 0.41 kilometres (0.25 miles) east of Range Road 23, on the south side of Township Road 274.



Site History (Attachment B)

The subject quarter section was divided into five parcels under one survey plan, which was registered at Land Titles in December of 1994.

There is currently a separate active application to further subdivide the westernmost parcel in the quarter section into two additional parcels.

Intermunicipal and Agency Circulation (Attachment C)

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

Alberta Environment has indicated that portions of the ravine and creek should be protected at the subdivision stage through an environmental reserve. After a site inspection, Alberta Environment has confirmed the current access point would not be impacted by the environmental reserve, as there is no defined channel on the northwest portion, and therefore is of no concern.

Landowner Circulation (Attachment D)

The application was circulated to forty-eight (48) adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); three letters in support and one letter of concern were received.

ANALYSIS

Policy Review (Attachment E)

The application was reviewed pursuant to the County Plan and the *Land Use Bylaw*. The application was determined to be inconsistent with the policies of the County Plan. The subject lands are not within a country residential growth area, and the proposal does not meet the definition of a First Parcel Out. Furthermore, the proposal cannot be considered under the fragmented quarter section policies as there

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are fewer than six parcels under 10.0 hectares (24.7 acres) in size in the subject quarter section. The proposed parcel sizes for the subject application would be approximately 4 hectares (9.88 acres), which would result in greater residential activity within a predominantly agricultural area and increase fragmentation.

The Applicant has provided site topography as rationale for subdivision; the ravine and creek create a natural separation, and the owners do not use the other portion of the parcel due to this feature. As such, they wish to subdivide the unused portion of land off from their parcel.

It should be noted another application (PL20240032) is currently active within the quarter section. That application proposes redesignation of the westernmost 60-acre parcel to allow for subdivision of two additional lots (which would result in three 20-acre lots). Since the quarter section currently has three agricultural parcels under 10 hectares (24.7 acres) in size, approval of that application as-is would create a fragmented quarter section. Approval of the current application (and not the other active application) would not result in a fragmented quarter section; however, Administration would like Council to be aware of the situation so a decision could be made accordingly.

The Applicant has included a modifier (p3.6) to ensure that if the current application were to be approved, no further subdivision of the subject parcel could be considered without first bringing the proposal forward to Council for decision.

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-8613-2025

APPROVALS

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