



# COUNCIL REPORT

## Subdivision Item: Agricultural

---

Electoral Division: 1

File: PL20240115 /  
04816001/2

Date:	March 4, 2025
Presenter:	Maureen Nolan, Planner 1
Department:	Planning

### REPORT SUMMARY

---

The purpose of this report is for Council to assess a proposed subdivision of the subject lands (Attachment A) to adjust the boundaries between a ± 64.75 hectare (160.00 acre) parcel and a ± 64.75 hectare (160.00 acre) parcel in order to create a ± 64.75 hectare (160.00 acre) parcel and a ± 64.75 hectare (160.00 acre) parcel.

The application was evaluated pursuant to the *Municipal Government Act, Matters Related to Subdivision and Development Regulation*, Municipal Development Plan (County Plan) and the *Land Use Bylaw*. The County Plan does not contain any specific policies on boundary adjustments in the agricultural area and as there are no proposed changes to the uses of the subject lands, the subdivision application is consistent with the County Plan. The proposed boundary adjustment complies with the Agricultural, General District (A-GEN) requirements within the *Land Use Bylaw*. As the application is consistent with the County Plan and the *Land Use Bylaw*, it is consistent with the requirements of section 654(1)(b) of the *Municipal Government Act*.

Council is the Subdivision Authority for the subject application as the Applicants have requested that their subdivision application be considered by Council, in accordance with Section 5(1) of the *Subdivision Authority Bylaw (C-8275-2022)*, to further discuss Administration’s recommended Condition 2 to upgrade an existing approach to a mutual gravel standard, as noted in Attachment F – Recommended Conditions of Approval. The Applicants have expressed concerns with upgrading the existing approach relating to the existing site conditions and the high cost of altering the existing approach.

### ADMINISTRATION’S RECOMMENDATION

---

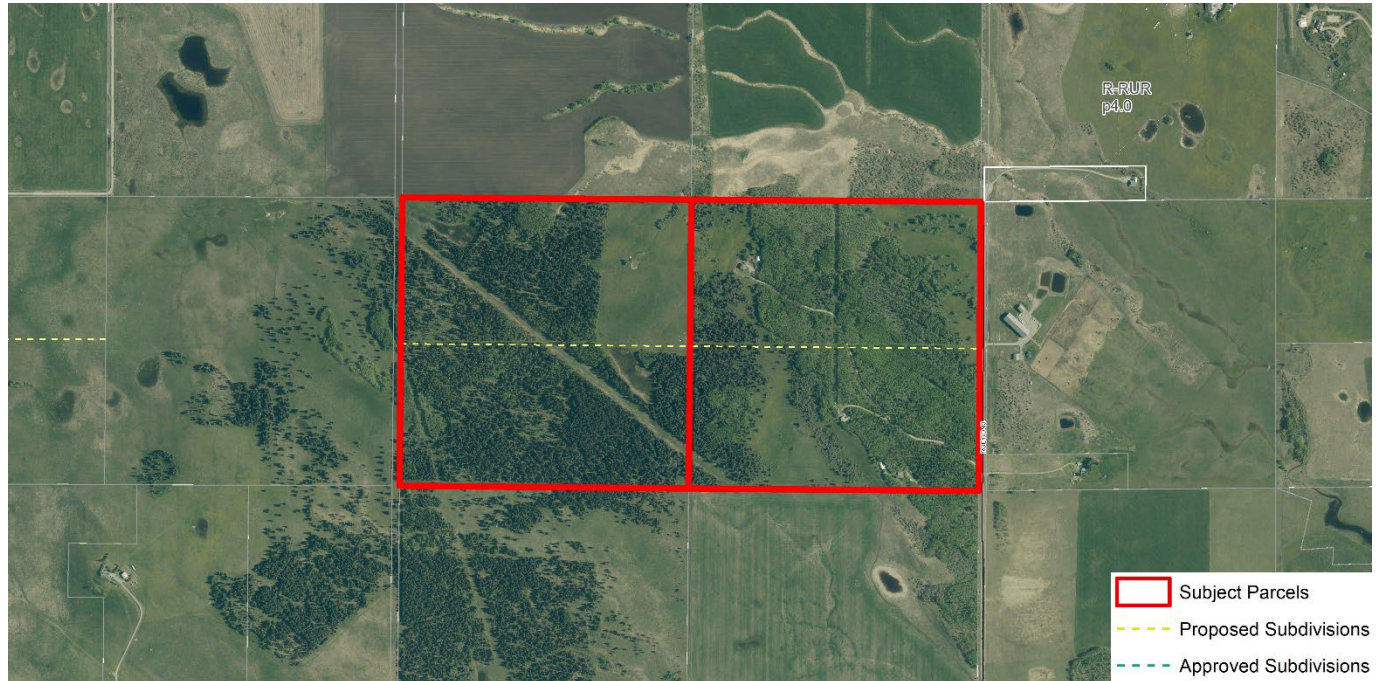
THAT the Subdivision Authority approves application PL20240115 with the conditions noted in Attachment F.

## Subdivision Item: Agricultural

### BACKGROUND

#### Location (Attachment A)

Located approximately 0.81 kilometres (0.50 miles) north of Township Road 242 and on the west side of Range Road 43, approximately 4.06 kilometres (2.53 miles) north of the Tsuut'ina Nation.



#### Site History (Attachment B)

The proposed Lot 1 contains a dwelling and an accessory building. There are three dwellings and several accessory buildings within the proposed Lot 2. A Development Permit for a Dwelling, Manufactured (existing) was issued in 2021 for the third dwelling unit on the proposed Lot 2.

Proposed Lot 2 is accessed from two existing approaches off Range Road 43. Access to the proposed Lot 1 is to be provided from an existing approach at the northeast corner of the site off Range Road 43 and from the existing northern approach and driveway on proposed Lot 2.

#### Intermunicipal and Agency Circulation (Attachment C)

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

This application is not within an area guided by intermunicipal policy or requirements.

In accordance with Section 409 (Roadway Access and Approaches Guidelines) of the County Servicing Standards, the existing northern approach must be upgraded to a mutual gravel standard as it will be used to access both proposed Lots 1 and 2. This will include the requirement for the owner to provide an access right of way plan and prepare and register respective easement on the title of each proposed lot.

#### Landowner Circulation (Attachment D)

The application was circulated to 24 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); no letters were received.

### 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*.

Subdivision Item: Agricultural

Section 8.0 (Agriculture) of the County Plan provides policies on subdivision of agricultural lands to create new parcels but does not contain any specific policies pertaining to boundary adjustments. As the application is to adjust the property line between two quarter sections and there are no proposed changes to the uses of the subject lands, the proposal is consistent with the County Plan. As per Policy 29.1 of the County Plan, all planning applications and any associated infrastructure construction should meet the technical requirements of the County Servicing Standards and any requests for variations from County requirements must include technical justification with all relevant studies, reports, and tests. The Applicants have provided a letter outlining their rationale to not upgrade the existing northern approach to a mutual gravel standard (Attachment G).

Proposed Lots 1 and 2 are both ± 64.75 hectares (160.00 acres) in size, which complies with the minimum parcel size requirement in the Agricultural, General District (A-GEN) within 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(1) of the *Subdivision Authority Bylaw (C-8275-2022)*, Council is the decision-making authority as the Applicants have requested that their subdivision application be considered by Council.

**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 [No Letters Received]
- Attachment E: Policy Review
- Attachment F: Recommended Conditions of Approval
- Attachment G: Applicant Proposed Amendments to Recommended Conditions of Approval

**APPROVALS**

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