



# COUNCIL REPORT

## Redesignation Item: Agricultural

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Electoral Division: 6

File: PL20240151 / 03224004

Date:	March 25, 2025
Presenter:	Oksana Newmen, Senior Planner
Department:	Planning

### REPORT SUMMARY

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The purpose of this report is to assess redesignation of the subject lands (Attachment A) from Agricultural General District (A-GEN) to Agricultural Small Parcel District (A-SMLp8.1) to facilitate future subdivision of one ±8.09 hectare (±20.00 acre) lot.

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

The application does not align with the overall intent and goals of Section 8.0 (Agriculture) of the County Plan as the proposal did not provide rationale to support a new or distinct agricultural operation, beyond financial need. In addition, the presence of extensive wetlands, approximately one third of the proposed 20 acre parcel, renders a large portion of the lands unsuitable for agriculture.

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

### ADMINISTRATION'S RECOMMENDATION

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THAT application PL20240151 be refused.

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### BACKGROUND

#### Location (Attachment A)

Located approximately 2.5 kilometres (1.55 miles) east of Centre Street North and on the south side of Township Road 234, adjacent to and immediately east of the Langdon Area Structure Plan.



#### Site History (Attachment B)

The parcel was created in 2007 through the redesignation and boundary adjustment between the subject quarter section and an adjacent five-acre parcel located within the quarter section to the south.

#### 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. This application was circulated to The Wheatland County in accordance with the Rocky View County / Wheatland County Intermunicipal Development Plan (IDP); Wheatland County has no concerns with the application.

#### Landowner Circulation (Attachment D)

The application was circulated to 286 adjacent landowners in Rocky View County, and nine in Wheatland County in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); no letters in support, and one letter of concern was received.

### ANALYSIS

#### Policy Review (Attachment E)

The application was reviewed pursuant to Section 8.0 (Agriculture) of the County Plan and Section 3.0 (Land Use Policies) of the Rocky View County / Wheatland County Intermunicipal Development Plan (IDP); the application was found to be inconsistent with the policies of the County Plan as the proposal did not provide rationale to support a new or distinct agricultural operation; further, the application does not meet the definition of a First Parcel Out. The IDP is largely silent on this type of proposed agricultural operation; the IDP speaks to collaboration between the two municipalities and implementation of agricultural best practices along with buffering between agricultural and non-agricultural uses.

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The Applicant has indicated that the purpose of the application is for financial purposes, and stated there was no other purpose for the application.

As the application has not demonstrated any planning rationale, nor met any policies regarding agricultural operation, the application is not consistent with the County Plan.

In addition, the presence of extensive wetlands, approximately one third of the proposed 20 acre parcel, renders a large portion of the lands unsuitable for agriculture.

The proposed eventual parcel size would align with the *Land Use Bylaw*.

Should Council be of the opinion that the proposal aligns with the intent of the Agricultural policies of the County Plan, they may wish to consider the Alternate Direction below.

### 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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THAT Bylaw C-8568-2024 be given first reading.

THAT Bylaw C-8568-2024 be given second reading.

THAT Bylaw C-8568-2024 be considered for third reading.

THAT Bylaw C-8568-2024 be given third and final reading.

### ATTACHMENTS

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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-8586-2024

### APPROVALS

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