



Redesignation Item: Residential

Electoral Division: 4 File: PL20240032 / 07622002

Date:	March 25, 2025
Presenter:	Jasmine Kaur, Planner 2
Department:	Planning

REPORT SUMMARY

The purpose of this report is for Council to assess the redesignation the subject lands (Attachment A) from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p8.1) to facilitate future subdivision of two new parcels and a remainder, each \pm 8.09 hectares (\pm 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 of the Municipal Development Plan (County Plan) and the regulations of the *Land Use Bylaw*.

Although the application proposes the continuation of small-scale agricultural pursuits, the Applicant has not demonstrated alignment with the overall intent and goals of Section 8.0 (Agriculture) of the County Plan. The subject application is deemed inconsistent with the policies of the County Plan.

ADMINISTRATION'S RECOMMENDATION

THAT application PL20240032 be refused.

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BACKGROUND

Location (Attachment A)

Located at the southeast junction of Range Road 23 and 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.

The redesignation application for the north-central portion of this quarter section was refused by Council on March 4, 2025 (PL20240082).

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 48 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); two letters in support were received. Four letters in opposition were received, one of which was signed by seven residents, and another included two duplicate responses. Overall, there were eight unique responses in opposition, with one neighbour owning four different parcels of land.

ANALYSIS

Policy Review (Attachment E)

The application was reviewed pursuant to the County Plan and the *Land Use Bylaw* as the subject parcel is not located within an area structure plan or a conceptual scheme area. 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 subject lands are not located within a preferred residential growth area, and the proposal does not qualify as a First Parcel Out. The Applicant has cited estate planning as the rationale for redesignation and subsequent subdivision applications. They have indicated that their family would continue small

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scale agriculture pursuits on the land, but no new or distinct agricultural pursuits are identified on the subject lands. The application lacks planning rationale and does not meet policies regarding agricultural operations within Section 8.18, making it inconsistent with the County Plan.

Additionally, the quarter section currently contains three agricultural parcels under 10 hectares (24.7 acres) in size. Approval of the current application would result in a fragmented quarter section, likely leading to extensive future subdivision supported by the County Plan, and could negatively impact neighboring agricultural operations in the area.

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-8615-2025

APPROVALS

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