



## PLANNING AND DEVELOPMENT SERVICES

**TO:** Council

**DATE:** April 27, 2021 **DIVISION:** 9

**TIME:** Morning Appointment

**FILE:** 08922009 **APPLICATION:** PL20200104

**SUBJECT:** Redesignation Item – Residential and Agricultural Uses

**APPLICATION:** To redesignate the subject land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML p8.1), in order to facilitate the creation of four ± 3.95 acre residential lots with a ± 23.97 acre agricultural remainder.

**GENERAL LOCATION:** Located approximately 4 kilometers (2.5 miles) west of Horse Creek Road, and between Township Road 283 A and Township Road 283.

**LAND USE DESIGNATION:** Agricultural, General District (A-GEN)

### EXECUTIVE SUMMARY:

Council gave first reading to Bylaw C-8113-2020 on December 22, 2020. The proposal is inconsistent with the applicable policies within the County Plan:

- The proposal does not comply with the fragmented country residential policies, as the subject quarter section does not qualify as fragmented quarter section. As such, the land is not fragmented, therefore, further subdivision on a large agricultural parcel is not supported.
- The proposed number of residential lots and parcel sizes are incompatible with the adjacent agricultural lands in the area.

**ADMINISTRATION RECOMMENDATION:** Administration recommends refusal as per Option #2.

### OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8113-2020 be given second reading.  
 Motion #2 THAT Bylaw C-8113-2020 be given third and final reading.
- Option #2: THAT application PL20200104 be refused.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Xin Deng, Planning and Development Services



**APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

<p><b>APPLICABLE POLICY AND REGULATIONS:</b></p> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• County Plan;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<p><b>TECHNICAL REPORTS SUBMITTED:</b></p> <ul style="list-style-type: none"> <li>• Slope Stability Assessment (Almor Testing Services Ltd. October 30, 2020)</li> <li>• Phase 1 Groundwater Site Assessment (Groundwater Information Technologies Ltd. December 31, 2018)</li> </ul>
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**POLICY ANALYSIS:**

County Plan

Section 10 Country Residential Development include policies to evaluate redesignation and subdivision applications ranging from new residential communities to a fragmented residential area.

*Fragmented Quarter Section is a quarter section of land within the agriculture area divided into six or more:*

- i. residential lots; and/or*
- ii. small agricultural parcels, each of which is less than 10 hectares (24.7 acres) in size.*

The subject quarter section contains four residential lots ranging from ± 1.80 acres to ± 19.99 acres; and three large agricultural lots ranging from ± 28.65 acres to ± 40.00 acres (subject land). Even though there are seven lots in total within the quarter section, each lot is not less than ± 24.7 acres as required. Therefore, the subject quarter section does not qualify as a fragmented quarter section. This region of the county contains traditional large and small agricultural parcels. One of the goals of the county plan to preserve rural landscape. The parcel of 20 acres is the common size and is preferred in this area. The proposed number of residential lots and sizes are incompatible with the adjacent lands in the area.

To demonstrate that the proposed new lots are suitable for residential development, the Applicant provided a Phase I Groundwater Study, which concludes that there appears to be sufficient water supply to service the proposed residential development. The Applicant also provided a Slope Stability Assessment, indicating that the potential building envelope areas for each new lot are less than 15% in slope and there are at least two (2) contiguous acres of developable area within each new lot.

Land Use Bylaw

The proposed residential lots will be ± 3.95 acre each, which meets the minimum parcel size requirement of Residential, Rural District (R-RUR), and the remainder ± 23.97 acres meets the minimum parcel size requirement of Agricultural, Small Parcel District (A-SML p8.1) of the Land Use Bylaw.



Respectfully submitted,

“Brock Beach”

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Acting Executive Director  
Community Development Services

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Concurrence,

“Kent Robinson”

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Acting Chief Administrative Officer

**ATTACHMENTS**

- ATTACHMENT ‘A’: Application Information
- ATTACHMENT ‘B’: Application Referrals
- ATTACHMENT ‘C’: Bylaw C-8113-2020 and Schedule A
- ATTACHMENT ‘D’: Map Set
- ATTACHMENT ‘E’: Applicant’s Letter
- ATTACHMENT ‘F’: Public Submissions