



# COUNCIL REPORT

## Redesignation Item: Agricultural

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Electoral Division: 5

File: PL20250178 /  
06521008, 06521001

Date:	April 28, 2026
Presenter:	Jessica Russell, Planner
Department:	Planning

### REPORT SUMMARY

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The purpose of this report is for Council to assess redesignation of a portion of the subject lands (Attachment A) from Residential, Rural District (R-RUR) to Agricultural, Small Parcel District (A-SML p8.1) and another portion from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p8.1). This would facilitate a future boundary adjustment to create a ± 8.10 hectare (± 20.01 acre) parcel and a ± 56.25 hectare (± 138.99 acre) remainder.

The application was evaluated pursuant to the policies and regulations of the City of Airdrie / Rocky View County Intermunicipal Development Plan, the Rocky View County / City of Calgary Intermunicipal Development Plan, the Municipal Development Plan, and the *Land Use Bylaw*.

### ADMINISTRATION'S RECOMMENDATION

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- THAT Bylaw C-8734-2026 be given first reading.
- THAT Bylaw C-8734-2026 be given second reading.
- THAT Bylaw C-8734-2026 be considered for third reading.
- THAT Bylaw C-8734-2026 be given third and final reading.

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### BACKGROUND

#### Location (Attachment A)

The subject lands are located immediately west of the Balzac West Area Structure Plan, approximately 1.61 kilometres (1.00 mile) north of Highway 566 on the west side of Range Road 13.



#### Site History (Attachment B)

Lot 1 is developed with a farmstead, an accessory dwelling, and accessory buildings. The lot is serviced by existing private water and wastewater infrastructure. Lot 1 is accessed by an existing mutual paved approach from Range Road 13 to the east. On July 29, 2014, a portion of the quarter section SE-21-26-01-W5M was redesignated from Ranch and Farm (RF) District to Residential Two (R-2) District by Bylaw C-7285-2014 to facilitate a subdivision to create a  $\pm 2.43$  hectare ( $\pm 6.00$  acre) parcel and a  $\pm 62.35$  hectare ( $\pm 154.00$  acre) remainder. On December 12, 2018, Plan 1812387 was registered to create Lot 1, Block 1, Plan 1812387, the first parcel subdivided from the quarter section.

The remainder of the quarter section is undeveloped and used for agricultural purposes. No development or change of use is proposed for the remainder. The remainder requires access to Range Road 13 by a new approach to the east.

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

The application was circulated to all necessary intermunicipal neighbours, internal and external agencies. Comments received from external agencies and internal departments are summarized in Attachment C.

#### Landowner Circulation (Attachment D)

The application was circulated to 118 adjacent landowners in accordance with County Policy C-327 (Circulation and Notification Standards). Administration received no response from adjacent landowners.

### ANALYSIS

#### Policy Review (Attachment E)

The application was reviewed pursuant to the City of Airdrie / Rocky View County Intermunicipal Development Plan, the Rocky View County / City of Calgary Intermunicipal Development Plan, the

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Municipal Development Plan, and the *Land Use Bylaw*. The application was found to generally align with the overarching planning documents.

### City of Airdrie and Rocky View County Intermunicipal Development Plan

The subject lands are within the Notification Zone for the IDP, defined in Part II.D of the IDP. Pursuant to Policy 3.1.2, the application was referred to the City of Airdrie for review.

The subject lands are identified as existing lands within Rocky View County in Map 3B of the IDP regarding existing land uses. The proposal aligns with Policy 2.10.2.4, which allows for agricultural subdivisions in accordance with the appropriate land use district for farmstead separation and subdivision of a first parcel from quarter section.

### City of Calgary and Rocky View County Intermunicipal Development Plan

The subject lands are located within an identified City of Calgary Residential Growth Area on Map 4 of the IDP. Pursuant to Policy 15.1, the application was referred to The City of Calgary for review.

Policy 8.1.3 states that City of Calgary Growth Areas should be governed in accordance with existing Rocky View County policy documents. The application was found to generally align with the evaluated County policy documents, detailed below.

### Municipal Development Plan (MDP)

The subject lands are identified as being within the Agricultural Area on Maps 2 (Distinct Areas) and 3 (Growth Areas) of the MDP. The application is consistent with the agriculture objectives of the MDP, which aims to limit fragmentation of agricultural lands.

The application facilitates a boundary adjustment to accommodate continued farmstead and agricultural uses on the lands. The proposal aligns Agricultural Boundary Design Guidelines and minimizes adverse impacts on agricultural operations within the remainder, consistent with Policy 11.5. Further, the proposed use of the lands are continued farmstead and agricultural uses, consistent with Policy 11.6.a.

The proposed boundary adjustment is consistent with Policy 11.18 of the MDP regarding subdivision to create a first farmstead out. The proposed size of the parcel is 8.10 hectares (20.01 acres), aligning with Policy 11.19, which establishes the maximum size of a First Farmstead Out parcel.

### Land Use Bylaw

The proposed parcel size of 8.10 hectares ( $\pm$  20.01 acres) is consistent with the minimum parcel size for the Agricultural, Small Parcel District (A-SML p8.1). The proposed use is continued farmstead and agricultural uses, consistent with the purpose and allowed uses in the A-SML District.

## 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 are 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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No alternative options have been identified for Council's consideration.

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**ATTACHMENTS**

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- 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: Draft Bylaw C-8734-2026

**APPROVALS**

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Manager:	Dominic Kazmierczak, Executive Director, Community Services
Executive Director/Director:	Dominic Kazmierczak, Executive Director, Community Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer

