
PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: September 22, 2020 **DIVISION:** 9
TIME: Afternoon Appointment
FILE: 08903001 **APPLICATION:** PL20190188
SUBJECT: Redesignation Item – Agricultural, General District to Agricultural, Small Parcel District

POLICY DIRECTION:

The County Plan and the Land Use Bylaw.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate a portion of the subject lands from Agricultural, General District to Agricultural, Small Parcel District to accommodate the creation of one new 20 acre parcel.

Council gave first reading to Bylaw C-8023-2020 on April 28, 2020.

On July 28, 2020, Council approved a new Land Use Bylaw (C-8000-2020) which comes into effect on September 8, 2020. Administration has reviewed the district conversions and confirmed that the originally proposed Agricultural Holdings District (AH) under Land Use Bylaw (C-4841-97) converts to Agricultural, Small Parcel District (A-SML) in Land Use Bylaw (C-8000-2020).

The application was circulated to 18 adjacent landowners; no letters were received in response. The application was also circulated to a number of internal and external agencies; responses are available in Appendix 'A'.

The following is a summary of the application assessment:

- The proposal is not consistent with Agricultural policies within the County Plan;
- All technical matters required at this stage of the application process are satisfactory.

ADMINISTRATION RECOMMENDATION:

Administration recommends refusal in accordance with Option #2.

DATE APPLICATION RECEIVED: November 26, 2019
DATE APPLICATION DEEMED COMPLETE: November 26, 2019

PROPOSAL: The purpose of this application is to redesignate a portion of the subject lands from Agricultural, General District to Agricultural, Small Parcel District to accommodate the creation of one new 20 acre lot.

LEGAL DESCRIPTION: NE-03-28-05-W05M

GENERAL LOCATION: Located at the southeast junction of Grand Valley Road and Range Road 52.

APPLICANT: Mark S. Bartlett

OWNERS: Mark S. Bartlett

Administration Resources

Jessica Anderson, Planning and Development Services

EXISTING LAND USE DESIGNATION: Agricultural, General District
PROPOSED LAND USE DESIGNATION: Agricultural, Small Parcel District
GROSS AREA: ± 137.79 acres
SOILS (C.L.I. from A.R.C.): **Class 5H** – Very severe limitations to cereal crop production due to temperature limiting factors.

HISTORY:

April 26, 2013 Plan 1311144 was registered separating a 20.02 acre (8.10 hectare) parcel with the subject parcel as the remainder.

BACKGROUND:

The property is currently undeveloped with an existing approach from Grand Valley Rd. The topography is undulating with drainage generally to the northwest and east. There are seven small wetlands on the property, none of which inhibits development potential. Lands in the vicinity are generally agriculturally with some residential infilling to the north. The lands are currently un-serviced.

POLICY ANALYSIS:County Plan

A goal of the County Plan is to direct growth to identified areas and limit fragmentation of agricultural lands. Section 8 of the County Plan provides policies for evaluation of proposals in agricultural areas and provides support for certain types of development such as a first parcel out or for a new or distinct agricultural use. In this case, the proposed redesignation and subdivision are intended to accommodate creation of an acreage for sale. Estate planning or personal financial considerations do not constitute a planning rationale for changing a parcel's land use; therefore, the proposal is not recommended for approval.

Land Use Bylaw

The purpose and intent of Agricultural, Small Parcel District is to provide for a range of parcel sizes for agricultural uses. This district provides for traditional agricultural pursuits on large parcels of land. It also recognizes the emerging trends towards new agricultural uses which may be successfully developed on smaller parcels of land. The range of uses available in the district are generally consistent with those available under the current Agriculture, General District. Due to the minimum parcel size requirements for the Agricultural, General District (remainder lands). Should the application be approved, the remainder lands would be redesignated to Agricultural, Small Parcel District with a modifier to accommodate the remaining parcel size.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8023-2020 be amended in accordance with Appendix 'B'.
 Motion #2 THAT Bylaw C-8023-2020 be given second reading, as amended.
 Motion #3 THAT Bylaw C-8023-2020 be given third and final reading, as amended.
- Option #2: THAT application PL20190188 be refused.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JA/lt

APPENDICES:

APPENDIX ‘A’: Application Referrals

APPENDIX ‘B’: Bylaw C-8023-2020 and Schedule A

APPENDIX ‘C’: Map Set