



PLANNING POLICY

TO: Council

DATE: May 18, 2021 **DIVISION:** 9

TIME: Morning Appointment

FILE: 07828003 **APPLICATION:** PL20200118

SUBJECT: Redesignation Item – Agricultural, General District to Agricultural, Small Parcel District

APPLICATION: To redesignate the subject lands from Agriculture, General District to Agriculture, Small Parcel District to facilitate the creation of a 70.0 acre parcel (Lot 1) with a 70.0 acre remainder (Lot 2).

GENERAL LOCATION: Located approximately 1.61 km (1 mile) west of Hwy 22 and on the north side of Twp. Rd 274.

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

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8107-2020 on December 22, 2020.

The proposed land use amendment would accommodate the continuation and intensification of agricultural uses (equine rehabilitation and therapy services) within the proposed new parcel and allow for the more efficient use of agricultural land. The proposal was assessed under Section 8.0 (Agriculture) of the County Plan and was found to be consistent with the relevant policies in that Plan.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-8107-2020 be given second reading.
- Motion #2 THAT Bylaw C-8107-2020 be given third and final reading.
- Option # 2: THAT application PL20200118 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources
Ravi Siddhartha, Planning Policy



APPLICATION EVALUATION:

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

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Municipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Water Well Drilling Report for two wells dated 1981/01/30 & 1989/04/05
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POLICY ANALYSIS:

County Plan

The County Plan's goal is to direct growth to identified areas and limit fragmentation of agricultural lands. Section 8 of the County Plan provides policies for evaluating proposals in agricultural areas and provides support for redesignation and subdivision for agricultural purposes for a variety of parcel sizes, including development for a new or distinct agricultural use. In this case, the proposed redesignation and subdivision follows a similar pattern of nearby small agricultural operations. The proposal aligns with Policies 8.8 and 8.15 that support agricultural services, and encourages viability and flexibility by allowing a range of parcel sizes.

The Applicant's application also demonstrated rationale for the future subdivision of the current parcel and overall accordance with Policy 8.18 of the County Plan, relating to new and distinct agricultural uses.

Land Use Bylaw

The purpose and intent of the Agricultural Small Parcel District (A-SML) is to provide a range of mid-sized parcel sizes for agricultural uses. Although 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 land parcels. The range of uses available in the district, including discretionary uses, are consistent with those in the proposal. The proposal to use the East parcel for therapeutic and rehabilitation care for injured horses and the West parcel for ranch activities aligns with the variety of agricultural use; therefore, Administration recommends approval.

ADDITIONAL CONSIDERATIONS:

- All technical matters required at this stage of the application process are satisfactory.



Respectfully submitted,

“Brock Beach”

Acting Executive Director
Community Development Services

RS/rp

Concurrence,

“Kent Robinson”

Acting Chief Administrative Officer

ATTACHMENTS

- ATTACHMENT ‘A’: Application Information
- ATTACHMENT ‘B’: Application Referrals
- ATTACHMENT ‘C’: Bylaw C-8107-2020 and Schedule A
- ATTACHMENT ‘D’: Map Set
- ATTACHMENT ‘E’: Public Submissions