



## PLANNING AND DEVELOPMENT SERVICES

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**TO:** Council

**DATE:** May 25, 2021 **DIVISION:** 9

**TIME:** Morning Appointment

**FILE:** 08912012 **APPLICATION:** PL20200144

**SUBJECT:** Redesignation Item – Agricultural Use

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**APPLICATION:** To redesignate the subject land from Agricultural, Small Parcel District (A-SML p12.1) to Agricultural, Small Parcel District (A-SML p8.0), in order to create two  $\pm$  19.82 acre lots.

**GENERAL LOCATION:** Located approximately 1.6 km (1 mile) south of Township Road 282, on the west side of Horse Creek Road.

**LAND USE DESIGNATION:** Agricultural, Small Parcel District (A-SML p12.1)

### EXECUTIVE SUMMARY:

Council gave first reading to Bylaw C-8104-2020 on November 10, 2020. The proposal is inconsistent with the County Plan, Land Use Bylaw, and County Servicing Standards:

- The proposal does not meet the Agricultural policies within the County Plan;
- The proposed two lots will not meet the minimum parcel size requirement of Agricultural, Small Parcel District (A-SML p8.1) of the Land Use Bylaw;
- The proposed width of the panhandle does not meet the County Servicing Standards;

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

### OPTIONS:

Option #1: Motion #1 THAT Bylaw C-8104-2020 be given second reading.  
Motion #2 THAT Bylaw C-8104-2020 be given third and final reading.

Option #2: THAT application PL20200144 be refused.

### AIR PHOTO & DEVELOPMENT CONTEXT:



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### 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.

<b>APPLICABLE POLICY AND REGULATIONS:</b>	<b>TECHNICAL REPORTS SUBMITTED:</b>
<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>	<ul style="list-style-type: none"> <li>• Phase 1 Groundwater Study (Storm Engineering Inc. February 22, 2021)</li> </ul>

**POLICY ANALYSIS:**County Plan

Section 8 Agriculture provides policies to evaluate redesignation applications facilitating the first parcel out or the creation of smaller agricultural parcels.

Policy 8.18 outlines criteria for evaluation of redesignation and subdivision proposal for smaller agricultural parcels. No agricultural business plan or planning rationale is provided to support the proposal. The Applicant cannot demonstrate a new or distinct agricultural use on the proposed new lot. Therefore, the proposal is inconsistent with Policy 8.18.

When the subject parcel were created in 2000, a panhandle with a width of 18 m was created to restricting further subdivision potential of the property. This restriction exists due to the fact that should the panhandle be split in half to provide access to each lot, each panhandle would be 9 m wide, which is less than the 12.5 m minimum width required in the County Servicing Standards. In this case, the Applicant proposes to split the existing panhandle into two panhandles, which does not meet the minimum width requirement of the panhandle.

Land Use Bylaw

The proposed two lots are slightly undersized. Each proposed lot is  $\pm 8.02$  ha ( $\pm 19.82$  ac), which does not meet the minimum parcel size requirement of 8.1 ha (20.01 ac) under Agricultural, Small Parcel District (A-SML p8.1) of Land Use Bylaw (C-8000-2020). Should this application move to the subdivision stage, a minor variance to the parcel size requirement would be required at that time.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

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ROCKY VIEW COUNTY

**ATTACHMENTS**

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-8104-2020 and Schedule A

ATTACHMENT 'D': Map Set

ATTACHMENT 'E': Public Submission