



## PLANNING AND DEVELOPMENT SERVICES

<b>TO:</b>	Council	
<b>DATE:</b>	May 25, 2021	<b>DIVISION:</b> 9
<b>TIME:</b>	Morning Appointment	
<b>FILE:</b>	08912005	<b>APPLICATION:</b> PL20200114
<b>SUBJECT:</b>	Redesignation Item – Agricultural Use	

**APPLICATION:** To redesignate a portion of the subject lands from Agricultural Small Parcel (A-SML p12.1) to Residential, Rural District (R-RUR p4.0) to facilitate the creation of a  $\pm$  10.00 acre parcel with a  $\pm$  30.01 acre remainder.

**GENERAL LOCATION:** Located approximately 7.00 km (4.35 miles) south of Mountain View County, and 0.41 km (1/4 mile) south of Twp. Rd. 282 and on the west side of Rge. Rd. 50.

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

**EXECUTIVE SUMMARY:** Council gave first reading to Bylaw C-8105-2020 on March 9, 2021. The application is inconsistent with the relevant policies of the County Plan, Land Use Bylaw and County Servicing Standards.

- The proposal is not consistent with the Agricultural or Residential 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.

### OPTIONS

Option #1: Motion #1 THAT Bylaw C-8105-2020 be given second reading.  
 Motion #2 THAT Bylaw C-8105-2020 be given third and final reading.

Option #2: THAT application PL20200114 be refused.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Christina Lombardo, Planning & 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> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Municipal Development Plan;</li> <li>• County Plan;</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• Phase 1 Groundwater Supply Report (Storm Engineering Inc., February 2021)</li> </ul>
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**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 particular types of development such as a first parcel out or for a new or distinct agricultural use.

Section 10 of the County Plan evaluates Country Residential Development providing direction on the development of fragmented quarter sections in agricultural areas. Section 10.11 supports the redesignation and subdivision of lands less than 24.7 acres in size when supported by a lot and road plan. This parcel, however, is greater than 24.7 acres, which does not meet the direction of policy. A lot and road plan has also not been submitted at this time.

In this case, the proposed redesignation is intended to accommodate the creation of an additional acreage to sell to a family member. There is no policy support or rationale to support changing this parcel's land use, therefore; the proposal is recommended for refusal.

Land Use Bylaw

The purpose and intent of the 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 that may be successfully developed on smaller parcels of land. Due to the minimum parcel size requirements for the Agricultural, Small District (remainder lands), should the application be approved, the remainder lands would be redesignated to Agricultural, Small Parcel District with a modifier to maintain the remaining parcel size.

The purpose and intent of the Residential, Rural District is to provide for residential uses in a rural setting on parcels, which can accommodate agricultural pursuits. In order to prevent further fragmentation within the quarter, if approved, the newly subdivided lands would be redesignated to Residential, Rural District with a modifier to preserve the parcel size.



ROCKY VIEW COUNTY

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

CL/llt

**ATTACHMENTS**

ATTACHMENT ‘A’: Application Information  
ATTACHMENT ‘B’: Application Referrals  
ATTACHMENT ‘C’: Bylaw C-8105-2020 and Schedule A  
ATTACHMENT ‘D’: Map Set  
ATTACHMENT ‘E’: Public Submissions