



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: July 13, 2021 **DIVISION:** 4
TIME: Morning Appointment
FILE: 03316010 **APPLICATION:** PL20210022
SUBJECT: Redesignation Item – Agricultural Use

APPLICATION: To redesignate a portion of the land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of a ± 54.0 acre parcel with a ± 102.0 acre remainder.

GENERAL LOCATION: Located on the east border of the city of Calgary, approximately 0.8 kilometers (0.5 miles) west of Range Road 283, and 0.8 kilometers (0.5 miles) north of Township Road 232.

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

EXECUTIVE SUMMARY:

Council gave first reading to Bylaw C-8150-2021 on March 9, 2021. The proposed new lot is not suitable for the proposed development:

- The proposal for raising horses on the new ± 54.0 acres lot is considered a new and distinct agricultural use, which meets the agricultural policies of the County Plan; however, a large slough covers approximately 80% of the land, leaving approximately ± 10.0 acres of developable area, which does not meet the intent of the agricultural district, and would restrict agricultural development potential on the new lot.

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

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8150-2021 be given second reading.
Motion #2 THAT Bylaw C-8150-2021 be given third and final reading.
- Option #2: THAT application PL20210022 be refused.



Administration Resources

Xin Deng, Planning and Development Services



APPLICATION EVALUATION:

The Applicant submitted a subdivision application (PL20200128) in 2020, to create a ± 54.0 acres new lot with a ± 102.0 acres remainder. As the proposed ± 54.0 acres new lot did not have appropriate land use, Municipal Planning Commission (MPC) tabled it on January 27, 2021, until a redesignation application is submitted and approved. The Applicant has now submitted this redesignation application (PL20210022) as required.

This application was evaluated in accordance with the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Rocky View County / City of Calgary Intermunicipal Development Plan (IDP); • County Plan; • Land Use Bylaw (LUB); and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
--	---

POLICY ANALYSIS:

Rocky View /City of Calgary IDP

The land falls within the future industrial growth area within the IDP. The IDP indicates that development in this area needs to be governed by the local planning document of the local municipality.

A proposed developer-led Shepard Industrial Area Structure Plan (ASP) covers several quarter sections south of the subject land. The final ASP is scheduled for a public hearing this summer. The subject land is not located within the ASP, and thus, this application was primarily evaluated in accordance with the County Plan.

County Plan

Section 8 Agriculture provides policies to evaluate redesignation applications from a first parcel out to the creation of a smaller agricultural parcel.

Policy 8.18 outlines criteria for evaluation of redesignation and subdivision proposals for smaller agricultural parcels. The Applicant indicated that the proposed new lot would be used for horse raising, which is considered new and distinct agricultural use. The proposed agricultural use is also compatible with adjacent agricultural lands to the north. However, the major concerns are:

- Even though the proposed new lot is ± 54.0 acres in size, the land cannot be fully utilized, as approximately 80% is covered by a slough. The water is part of the Shepard Slough Complex which provides storage for the Regional Shepard Drainage catchment. Due to this large slough, it leaves approximately ± 10.0 acres of developable area, which does not meet the intent of the agricultural district.
- Administration and the Applicant also explored the option to redesignate the new lot from agricultural use to residential use, however, that option is neither consistent with the residential policies of the County Plan nor the applicant's intention with the application.
- Should this redesignation application be approved, Administration will present the tabled subdivision application (PL20200128) back to MPC for consideration. It is noted that the existing slough separates the subject lands into two portions. Access to the northern portion of land (the ± 54.0 acres new lot) requires access from the north. Presently, Range Road 284 from Highway 560 to the subject land is an undeveloped road allowance, containing a private driveway



providing access to the oil company's well-site. As a condition of that subdivision, the Owner will be required to construct a Regional Low Volume Gravel Road within the undeveloped road allowance (approximately 1600 m) in order to provide access for the new lot. The Owner indicated that they would request MPC waive that condition, as it is cost-prohibitive for the Owner to build a road to service one agricultural lot.

Due to the limited developable area and the costs associated to build a new County gravel road, the site is not suitable for the proposed development.

Land Use Bylaw

The proposed new lot meets the minimum parcel size requirement of the Agricultural, Small Parcel District (A-SML) of the LUB. However, the net \pm 10 acres developable area does not meet the intent of the agricultural district. In addition, the limited developable area would restrict agricultural development potential on the new lot.

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

XD/llt

ATTACHMENTS

ATTACHMENT 'A': Application Information
ATTACHMENT 'B': Application Referrals
ATTACHMENT 'C': Bylaw C-8150-2021 and Schedule A
ATTACHMENT 'D': Map Set