



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: September 14, 2021 **DIVISION:** 4

TIME: Morning Appointment

FILE: 03213009 **APPLICATION:** PL20210017

SUBJECT: Redesignation Item – Agricultural Use

APPLICATION: To redesignate the subject lands from Agricultural, General District (A-GEN) to Agricultural, Small District (A-SML p.16.5) to accommodate a future subdivision.

GENERAL LOCATION: Located along the western border of Wheatland County, approximately 1.6 kilometres (1 mile) south of Township Road 272.

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

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8152-2021 on April 13, 2021. The application is consistent with the relevant policies of the County Plan for a new and distinct agricultural use.

ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS

- Option # 1: Motion #1 THAT Bylaw C-8152-2021 be given second reading.
- Motion #2 THAT Bylaw C-8152-2021 be given third and final reading.
- Option # 2: That application PL20210017 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources
 Scott Thompson, Planning and Development



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"> • None
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POLICY ANALYSIS:

County Plan

The goal of the County Plan is to conserve agricultural lands and limit future fragmentation of agricultural parcels. Section 8 of the County Plan provides policies for evaluating proposals within agricultural areas. Support for redesignation and subdivision of agricultural applications are provided within the section for a variety of parcel sizes and the development of new or distinct agricultural use. The proposed redesignation and subdivision meet the intention of policy 8.18 as it follows a similar pattern of local nearby agricultural parcels and a rationale for a new or distinct use was provided. The rationale states that the primary reason for the redesignation is to provide estate planning for the applicant. While the County Plan states that estate planning is not a land-use planning rationale, the applicant has also provided several new uses that would be accommodated by the smaller parcel size. This includes horse services, such as rentals and lessons. In addition, the other parcels could be used for other agricultural pursuits such as grazing cows for milk and beef or a market garden. Based on the potential new uses the applicant has provided, and the local pattern of development, Administration believes that the application is therefore consistent with the County Plan.

Land Use Bylaw

The purpose and intent of the Agricultural Small Parcel District (A-SML) are 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.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

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ATTACHMENTS

- ATTACHMENT ‘A’: Application Information
- ATTACHMENT ‘B’: Application Referrals
- ATTACHMENT ‘C’: Bylaw C-8152-2021 and Schedule A
- ATTACHMENT ‘D’: Map Set