



**PLANNING AND DEVELOPMENT SERVICES**

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**TO:** Council  
**DATE:** September 14, 2021 **DIVISION:** 9  
**TIME:** Afternoon Appointment  
**FILE:** 08922009 **APPLICATION:** PL20200104  
**SUBJECT:** Redesignation Item – Agricultural Use

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**APPLICATION:** To redesignate the subject land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p8.1), in order to facilitate the creation of a ± 20 acre parcel with a ± 20 acre remainder.

**GENERAL LOCATION:** Located approximately 4 kilometers (2.5 miles) west of Horse Creek Road, and between Township Road 283 A and Township Road 283.

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

**EXECUTIVE SUMMARY:** Council gave first reading to Bylaw C-8113-2020 on December 22, 2020. Due to opposition from the community and inconsistency with the County Plan, the Applicant cancelled the public hearing on April 27, 2021. The Applicant then revised the proposal in response to feedback received. The new proposal meets the County Plan and the Land Use Bylaw:

- The proposed agricultural business meets the agricultural policies of the County Plan and is considered new and distinct agricultural use.
- The proposed land use and parcel size are compatible with the adjacent lands in the area.

**ADMINISTRATION RECOMMENDATION:** Administration recommends approval as per Option #1.

**OPTIONS:**

- Option #1: Motion #1 THAT Bylaw C-8113-2020 be amended in accordance with Attachment 'C'.  
 Motion #2 THAT Bylaw C-8113-2020 be given second reading, as amended.  
 Motion #3 THAT Bylaw C-8113-2020 be given third and final reading, as amended.
- Option #2: THAT application PL20200104 be refused.

**AIR PHOTO & DEVELOPMENT CONTEXT:**



**Administration Resources**  
Xin Deng, Planning and Development Services



**APPLICATION EVALUATION:**

The original proposal was to redesignate the subject land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of four ± 3.95 acre residential lots with a ± 23.97 acre agricultural remainder. Due to opposition from the community and inconsistency with County policy, the Applicant cancelled the public hearing on April 27, 2021.

The Applicant then submitted a revised proposal on May 31, 2021. The revised proposal is to redesignate the subject land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of two ± 20 acre agricultural lots.

The revised proposal was evaluated based on the application and the applicable policies and regulations.

<p><b>APPLICABLE POLICY AND REGULATIONS:</b></p> <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>	<p><b>TECHNICAL REPORTS SUBMITTED:</b></p> <ul style="list-style-type: none"> <li>• Slope Stability Assessment (Almor Testing Services Ltd. October 30, 2020)</li> <li>• Phase 1 Groundwater Site Assessment (Groundwater Information Technologies Ltd. December 31, 2018)</li> </ul>
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**POLICY ANALYSIS:**

County Plan

Section 8 (Agriculture) of the County Plan provides policies for evaluation of proposals ranging from agricultural first parcels out to redesignation and subdivision for agricultural purposes.

Policy 8.18 provides criteria to evaluate proposal. The revised proposal meets the criteria:

- the proposed horse breeding business is considered a new and distinct agricultural use;
- the Applicant demonstrates the need for such a business in the region;
- the proposed agricultural district is compatible with surrounding agricultural uses;
- the proposed new lot and the remainder would gain access off Township Road 283 A; and,
- the proposal would not have a negative impact on county’s infrastructure and environment.

The Applicant provided a Phase I Groundwater Study and Slope Stability Assessment, which concludes that the site is suitable for the proposed development, and there are development areas with slopes of less than 15%.

Land Use Bylaw

The proposed two ± 20 acre lots meet the minimum parcel size requirement of Agricultural, Small Parcel District (A-SML p8.1) of the Land Use Bylaw.

The proposed lot configuration ensures appropriate setbacks and buffers are provided between the existing house and the adjacent properties and ensures the new lot has developable areas.



ROCKY VIEW COUNTY

Respectfully submitted,

“Brock Beach”

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Acting Executive Director  
Community Development Services

Concurrence,

“Kent Robinson”

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Acting Chief Administrative Officer

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**ATTACHMENTS**

ATTACHMENT ‘A’: Application Information

ATTACHMENT ‘B’: Application Referrals

ATTACHMENT ‘C’: Bylaw C-8113-2020 and Schedule A

ATTACHMENT ‘D’: Map Set

ATTACHMENT ‘E’: Public Submissions - Second Circulation for the Revised Proposal (15 letters)

ATTACHMENT ‘F’: Public Submissions - First Circulation for the Original Proposal (96 letters)