



## PLANNING

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<b>TO:</b>	Council	
<b>DATE:</b>	February 22, 2022	<b>DIVISION:</b> 5
<b>TIME:</b>	Morning Appointment	
<b>FILE:</b>	07504002	<b>APPLICATION:</b> PL20210037
<b>SUBJECT:</b>	Agricultural Redesignation	

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**APPLICATION:** To redesignate a ±11.33 hectare (28.00 acre) portion of the subject lands from Agricultural, Small Parcel District (A-SML) to Agricultural, Small Parcel District (A-SML p11.3) to accommodate future subdivision.

**GENERAL LOCATION:** Located approximately 1.21 kilometres (0.75 miles) west of the city of Airdrie; located at the northeast junction of Big Hill Springs Road and Range Road 14.

**EXECUTIVE SUMMARY:** Council gave first reading to Bylaw C-8163-2021 on April 13, 2021.

The Applicant's provided rationale for the request to redesignate the lands is due to the topography of the site. Existing tributaries of Nose Creek bisect the parcel, resulting in steep slopes. The landowner has stated their difficulty in getting cattle to cross the waterway to return to corrals for care, branding, or bringing them home during winter. The intent is therefore to divide the lands along the primary tributary, creating a ±11.33 hectares (28.00 acres) parcel for eventual sale.

The application is consistent with the agriculture policies within Section 8.0 of the County Plan, specifically Policies 8.15 and 8.18 regarding varying parcel sizes for agricultural pursuits, and criteria in evaluating new or distinct agricultural operations.

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

### OPTIONS

- Option # 1:    Motion #1        THAT Bylaw C-8163-2021 be given second reading.  
                   Motion #2        THAT Bylaw C-8163-2021 be given third and final reading.
- Option # 2:    That application PL20210037 be refused.

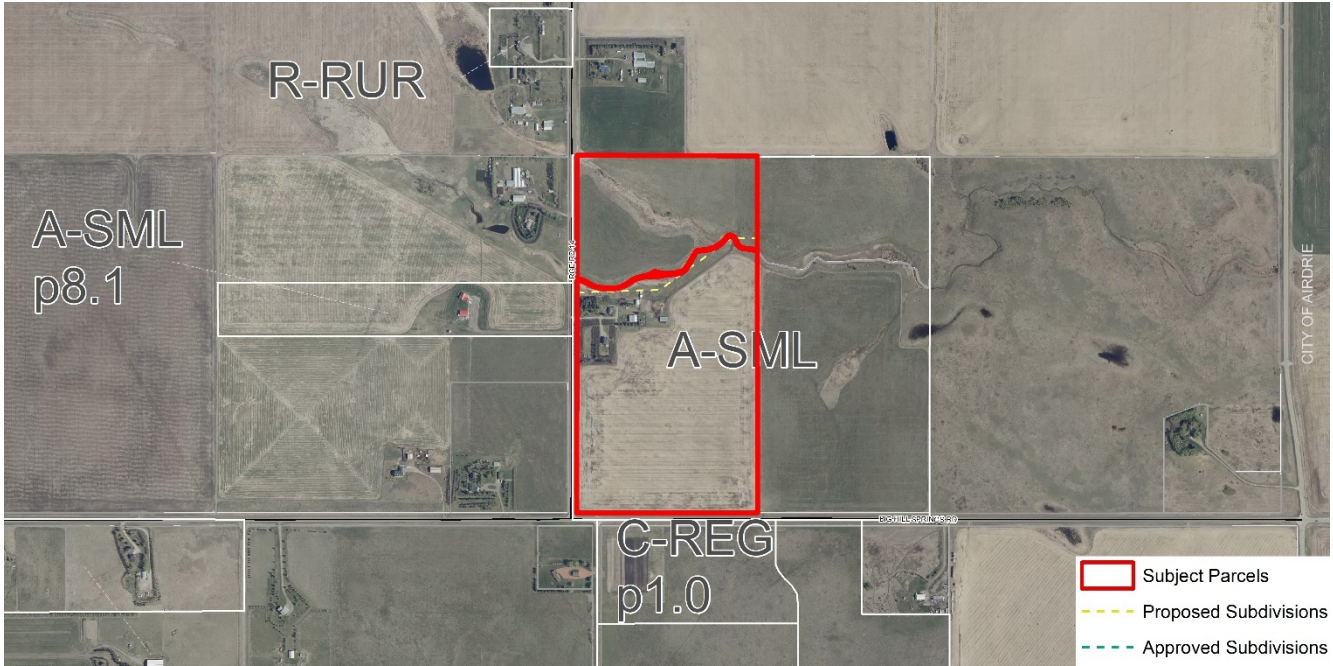
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### Administration Resources

Oksana Newmen, Planning & Development Services



**AIR PHOTO & DEVELOPMENT CONTEXT:**



**APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with 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>• Municipal Development Plan (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>• Level 1 PSTS Variation Assessment, dated December 2, 2020, submitted by Larry Randall (landowner)</li> </ul>
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**POLICY ANALYSIS:**

County Plan

The Agriculture section of the County Plan (Section 8.0) seeks to meet goals that foster an agriculture sector that is diverse, sustainable, and viable through various policies. Policy 8.15 acknowledges a need for a range of parcel sizes to support agricultural viability and flexibility. The proposed redesignation would result in two varying parcel sizes, one of ±11.33 hectares (28.00 acres), and the remainder at ±22.69 hectares (56.07 acres). The applicant has suggested that a small cattle or horse operation could be operated on the proposed smaller parcel, with sufficient available land for the potential development of related buildings. The remainder would continue to be large enough for larger agricultural pursuits.

Policy 8.18 notes that a new or distinct agricultural operation may be supported based on a series of criteria including:

- Similar pattern of nearby small agricultural operations;
- Planning rationale justifying why the existing land use can't accommodate the new or distinct agricultural operation;
- Demonstration of the need for the new agriculture operation;



- Assessment of proposed parcel size and design demonstrating capability of supporting new or distinct agricultural operation, including soil characteristics and topography, on-site infrastructure and manure management, water wells, irrigation and sewage, and access, and compatibility with existing uses on parent parcel and adjacent lands;
- Assessment of impact on County infrastructure; and
- Assessment of impact on the environment, including air quality, surface water, and groundwater.

The Applicant’s provided rationale for the request to redesignate the lands is due to the topography of the site. Existing tributaries of Nose Creek bisect the parcel, resulting in steep slopes. The landowner has stated their difficulty in getting cattle to cross the waterway to return to corrals for care, branding, or bringing them home during winter. The intent is therefore to divide the lands along the primary tributary, creating a ±11.33 hectares (28.00 acres) parcel for eventual sale. The applicant has defined a small area on the far east of the lands for the northern parcel to access the water body, as opposed to running the dividing line along the waterbody.

The Applicant notes that although the parcel has poor soil, it is suitable for pasture and could provide sufficient area for a small horse or cattle operation. As well, the applicant has indicated that future sale of the parcel would assist in the financial support of his immediate family and their care needs.

Aerial photography from 2020 indicates the southern portion of the parcel is involved in row cropping, and the northern portion is pasture land. A review of parcel sizes in the area shows numerous unsubdivided quarter sections, with some smaller agricultural parcels and some parcels of varying uses.

Based on the ongoing potential for future uses on each parcel, the existing physical barrier, and development in the area, Administration believes that the proposed redesignation are supported by the County Plan policies related to new or distinct agricultural operations.

Land Use Bylaw

The proposed parcel size is consistent with the Land Use Bylaw with the inclusion of the parcel size modifier.

Respectfully submitted,

“Brock Beach”

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Acting Executive Director  
Community Development Services

Concurrence,

“Byron Riemann”

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Acting Chief Administrative Officer

ON/lh

**ATTACHMENTS**

- ATTACHMENT ‘A’: Application Information
- ATTACHMENT ‘B’: Application Referrals
- ATTACHMENT ‘C’: Bylaw C-8163-2021 and Schedule A
- ATTACHMENT ‘D’: Map Set
- ATTACHMENT ‘E’: Public Submissions