



## PLANNING

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<b>TO:</b>	Council	
<b>DATE:</b>	March 8, 2022	<b>DIVISION:</b> 5
<b>TIME:</b>	Morning Appointment	
<b>FILE:</b>	06223002 / 004 / 006 / 007 / 009	<b>APPLICATION:</b> PL20210088
<b>SUBJECT:</b>	Redesignation Item – Agricultural Use	

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**APPLICATION:** To redesignate the subject lands from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML), Agricultural, Small Parcel District (A-SMLp8.1) and Agricultural, Small Parcel District (A-SMLp12.1) to facilitate a future boundary adjustment between five parcels.

**GENERAL LOCATION:** Located approximately 2.0 kilometres (1.24 miles) east of the hamlet of Kathryn, and at the southwest junction of Township Road 264 and Range Road 271.

**EXECUTIVE SUMMARY:** Council gave first reading to Bylaw C-8197-2021 on November 9, 2021.

The subject redesignation application would not provide the opportunity for the creation of any additional parcels without further Council approval. Instead, by facilitating a future boundary adjustment application, it would address historic fragmentation caused by the CN Rail line running through the parcels and would ensure that each lot has direct access to a public road.

The proposed land uses are compatible with the adjacent agricultural uses, and the proposed lot sizes meet the parcel size requirement of the Land Use Bylaw.

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

### OPTIONS

- Option # 1:
- Motion #1      THAT Bylaw C-8197-2021 be amended as shown in Attachment C.
  - Motion #2      THAT Bylaw C-8197-2021 be given second reading, as amended.
  - Motion #3      THAT Bylaw C-8197-2021 be given third and final reading, as amended.
- Option # 2:      That application PL20210088 be refused.

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### Administration Resources

Xin Deng, Planning and Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:****APPLICATION EVALUATION:**

The application was evaluated with the applicable policies and regulations.

**APPLICABLE POLICY AND REGULATIONS:**

- *Municipal Government Act*;
- Municipal Development Plan (County Plan);
- Land Use Bylaw; and
- County Servicing Standards.

**TECHNICAL REPORTS SUBMITTED:**

- N/A

**POLICY ANALYSIS:**County Plan

In accordance with Section 8.0 (Agriculture) of the County Plan, the proposed land uses are compatible with the agricultural character of the surrounding area and do not create impacts on surrounding agricultural operations. Each new lot would have a more logical lot configuration and direct access to a public road after the proposed future boundary adjustment; the two existing westernmost lots (Lots 2 and 3) currently have no access to a public road. Through the future boundary adjustment, Lot 2 would be accessed through a panhandle off Township 264 and Lot 3 would be accessed through an existing approach off Highway 9, which could be upgraded into a mutual approach that is shared with Lot 4. Alberta Transportation has initially given support for this arrangement, but such technical aspects would be addressed at the subdivision (boundary adjustment) stage.

Land Use Bylaw

The purpose of the Agricultural, Small Parcel District (A-SML) is to provide for a range of mid-sized parcels for agricultural uses. The proposed Lots 1, 2, and 3 meet the minimum parcel size requirement of 49.92 acres. Lot 4 and Lot 5 with a modifier meet the minimum parcel size requirement of 20.01 acres and prevent future subdivision.



ROCKY VIEW COUNTY

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

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**ATTACHMENTS:**

ATTACHMENT ‘A’: Application Information

ATTACHMENT ‘B’: Application Referrals

ATTACHMENT ‘C’: Bylaw C-8197-2021 and Schedule A

ATTACHMENT ‘D’: Map Set