

## PLANNING

<b>TO:</b>	Council	
<b>DATE:</b>	April 5, 2022	<b>DIVISION:</b> 4
<b>TIME:</b>	Morning Appointment	
<b>FILE:</b>	08816005	<b>APPLICATION:</b> PL20210082
<b>SUBJECT:</b>	Redesignation from Agricultural to Residential	

**APPLICATION:** Redesignation of a portion of the subject lands from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) to allow for the future subdivision of one ±1.62 hectare (±4.00 acre) parcel with a ±29.95 hectare (±74.00 acre) remainder.

**GENERAL LOCATION:** Located on the south side of Township Road 283, approximately 0.81 kilometres (0.50 miles) west of Range Road 43, which is approximately 1.61 kilometres (1.00 mile) south of the hamlet of Bottrel.

**EXECUTIVE SUMMARY:** Council gave first reading to Bylaw C-8215-2021 on September 7, 2021.

The proposed redesignation would facilitate the future subdivision of one ±1.62 hectare (±4.00 acre) residential (R-RUR) parcel from the existing agricultural parcel, leaving a ±29.95 hectare (±74.00 acre) balance parcel that is to remain as Agricultural, General District (A-GEN). Currently, there is a single-detached dwelling unit, a detached accessory dwelling unit (garden suite), and two accessory buildings (shop and private riding area) that are to remain on the agricultural parcel.

The subject parcel is located within an agricultural area of the County and was reviewed against the County Plan; specifically, Section 5.0 Managing Residential Growth, Section 8.0 Agriculture, and Section 10.0 Country Residential Development. The application was also reviewed against the Land Use Bylaw (LUB) and the County Servicing Standards. Although the application was found to be in alignment with the LUB and County Servicing Standards, it is not consistent with the County Plan.

As this application is proposing a residential land use to facilitate creation of a second parcel within the wider quarter section, the application is not consistent with the County Plan's goals and policies pertaining to residential development within the agricultural area (Policy 5.10). Additionally, the subject lands do not meet the definition for a first parcel out development (Policy 8.17) and the subject quarter section does not meet the definition of a fragmented quarter section (Policy 10.11).

**ADMINISTRATION RECOMMENDATION:** Administration recommends refusal in accordance with Option #2.

### OPTIONS:

- Option # 1:     Motion #1     THAT Bylaw C-8215-2021 be given second reading.
- Motion #2     THAT Bylaw C-8215-2021 be given third and final reading.
- Option # 2:     That application PL20210082 be refused.

### Administration Resources

Gerrit Scheffel, Planning & Development Services



ROCKY VIEW COUNTY

## 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.

### 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

Policy 5.10 of the County Plan states that residential development in the agricultural area shall be guided by the goals and policies of the County Plan. The Goals outlined in Section 5.0 Managing Residential Growth, state that the majority of residential growth shall be directed to the preferred residential growth areas that have been identified by the County Plan (Map 1).

Policy 8.17 of the County Plan states that residential development within an agricultural area shall be supported if the development meets the definition of a first parcel out development. As the subject quarter section has previously been subdivided, the application does not meet the definition of a first parcel out and is therefore inconsistent with this policy of the County Plan.

Policy 10.11 of the County Plan states that residential development within the County's agricultural area may be supported if the subject lands are located within a fragmented quarter section. The subject quarter section does not meet the definition of a fragmented quarter section, which stipulates



## ROCKY VIEW COUNTY

that the quarter section be subdivided into six or more residential lots and/or small agricultural parcels, each of which is less than 10 hectares (24.7 acres) in size.

### Land Use Bylaw

The proposed Residential, Rural District (R-RUR) would allow for the proposed subdivision of one lot, as the minimum parcel size for this district is 1.60 hectares (3.95 acres). There are no existing buildings on the proposed residential parcel and therefore any future development would be evaluated at the time of Development Permit, if required.

The existing Agricultural, General District (A-GEN) would accommodate the proposed remainder parcel as the minimum remaining parcel size for this district is 20.23 hectares (50.00 acres). The existing buildings (two residences and two large accessory buildings) are intended to remain within this remainder parcel. There are several smaller buildings on the property that, if meeting the definition of an accessory building, may need to be relocated to meet the required setbacks of the new lot lines, if the redesignation and subdivision are approved.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Byron Riemann”

---

Acting Executive Director  
Community Development Services

---

Acting Chief Administrative Officer

GS/lh

### **ATTACHMENTS**

ATTACHMENT ‘A’: Application Information  
ATTACHMENT ‘B’: Application Referrals  
ATTACHMENT ‘C’: Bylaw C-8215-2021 and Schedule A  
ATTACHMENT ‘D’: Map Set  
ATTACHMENT ‘E’: Public Submissions