



PLANNING

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| TO: | Council | |
| DATE: | May 10, 2022 | DIVISION: 3 |
| TIME: | Morning Appointment | |
| FILE: | 06704031 | APPLICATION: PL20210141 |
| SUBJECT: | Redesignation: Agricultural | |

APPLICATION: To redesignate the subject lands from Agriculture, General District (A-GEN) to Agriculture, Small Parcel District (A-SML p16.1) to facilitate the creation of a ± 16.19 hectare (± 40.00 acre) parcel with ± 46.80 hectare (± 115.65 acre) remainder.

GENERAL LOCATION: Located on the east side of Glendale Road and approximately 0.47 kilometres (0.25 miles) north of Highway 1A.

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8239-2021 on November 30, 2021. The bylaw has been amended since first reading to reflect clerical changes.

The subject parcel is a 62.57 hectare (154.62 acre) remainder from a first parcel out subdivision created in 2003. The farmstead created is treed and includes a single-family dwelling and accessory buildings. Some light agricultural uses occur on site, including roping horse training with other livestock. This redesignation application would facilitate the future subdivision of a 16.19 hectare (40.00 acre) second parcel from the quarter section.

The subject lands are located within the Country Residential area of the Bearspaw Area Structure Plan (ASP), shown on Figure 7 (Future Land Use Scenario), but the proposal has been assessed as an agricultural use. Specifically, the application has been evaluated against policies 8.4.1, 8.4.2, and 8.4.3, which identify the plan area and subject site as generally appropriate for agricultural land uses, and 8.4.6, which considers agricultural use on non-agricultural land (according to Figure 7: Land Use). The policy allows for the consideration of intensified agricultural uses based on impact of scale and use, and impact to servicing to the site. The existing use does not alter or affect the subject parcel or surrounding parcels, would not impede future subdivision potential of the wider quarter section, and meets the intent of the Land Use Bylaw.

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

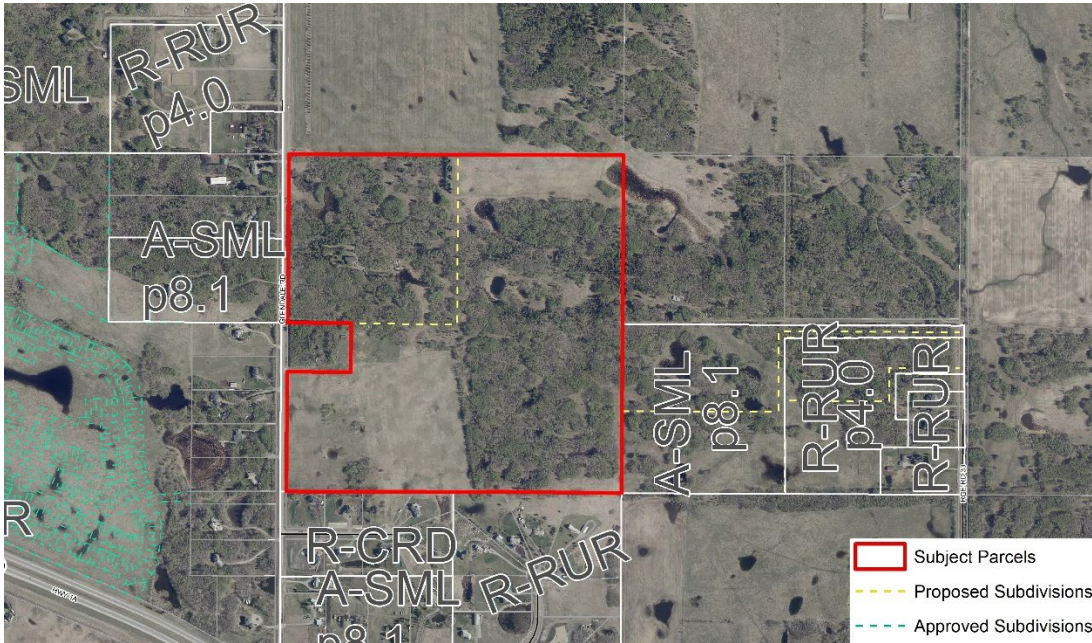
OPTIONS:

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| Option # 1: | Motion #1 | THAT Bylaw C-8239-2021 be amended in accordance with Attachment 'C'. |
| | Motion #2 | THAT Bylaw C-8239-2021 be given second reading, as amended. |
| | Motion #3 | THAT Bylaw C-8239-2021 be given third and final reading, as amended. |
| Option # 2: | That application PL20210141 be refused. | |

Administration Resources

Reynold Caskey, Planning and 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.

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| <p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Municipal Development Plan (County Plan); • Bearspaw Area Structure 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

Section 5 of the County Plan responds to managing growth throughout the County, and Section 8 speaks to agricultural uses on the land and supports varying sizes, types, and a diversity of agricultural uses on the lands. The subject parcel is located within the Bearspaw ASP boundaries and has been evaluated by that document.

Bearspaw Area Structure Plan (ASP)

The subject lands are located within the Bearspaw ASP, within lands identified as Development Priority 3, requiring preparation of a concept plan (Figure 3, Concept Plans), and within the Country Residential area as per Figure 7, Future Land Use Scenario.

The proposal is to redesignate from Agriculture, General district to Agriculture, Small Parcel District, and as per policy 8.4.1, agricultural land uses may be considered appropriate within the plan area. The



subject parcel is identified as requiring a Concept Plan as per Figure 3. Given that agricultural use is being maintained on site, Administration sees little benefit of a Concept Plan as it would not provide any additional information at this time since the application is for agricultural uses on a limited scale.

Policies 8.4.2 & 8.4.3 identify on Figure 7: Future Land Use that the subject site is appropriate for agricultural land uses despite the future land use scenario identifying country residential as the future land use. Agricultural uses are still promoted within the County and given that the use can still occur at this time prior to future country residential development, the proposal satisfies the ASP policies.

Furthermore, policy 8.4.6 of the plan speaks to agricultural land uses on lands identified in Figure 7 as non-agricultural land uses and that they may be considered as conforming uses under this plan. The applicant is looking to breed horses on site. As the proposed use aligns with the sub-points of 8.4.6 relating to compatibility, scale, and servicing on site, there is no anticipated adverse impact to the existing operations on site or to the surrounding area and the application is consistent with the Plan policy.

Based on the proposal for new and distinct agricultural use within the ASP policies in Section 8 of the Plan, Administration recommends approval in accordance with Option # 1.

Land Use Bylaw

The proposed land use of Agriculture, Small Parcel District A-SML p16.1 is proposed to be ± 16.19 hectares (± 40.00 acres) and meets the minimum size requirements of the Land Use Bylaw, which allows parcel sizes of 8.1 hectares (20.01 acres) or more on A-SML parcels.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Byron Riemann for Dorian Wandzura”

Acting Executive Director
Community Development Services

Chief Administrative Officer

RC/lh

ATTACHMENTS

- ATTACHMENT ‘A’: Application Information
- ATTACHMENT ‘B’: Application Referrals
- ATTACHMENT ‘C’: Bylaw C-8239-2021 and Schedule A
- ATTACHMENT ‘D’: Map Set