



## PLANNING

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**TO:** Council  
**DATE:** May 10, 2022 **DIVISION:** 1  
**TIME:** Morning Appointment  
**FILE:** 03908007, 03908028 **APPLICATION:** PL20210138  
**SUBJECT:** Redesignation: Agricultural

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**APPLICATION:** To redesignate a  $\pm 5.62$  hectare ( $\pm 13.89$  acre) portion of the subject lands from Agricultural, General District (A-GEN) to Agricultural, Small District (A-SML p 8.1) and a  $\pm 5.52$  hectare ( $\pm 13.64$  acre) portion of the subject lands from Agricultural, Small District (A-SML p 8.1) to Agricultural, General District (A-GEN) to facilitate a Boundary Adjustment.

**GENERAL LOCATION:** Located approximately 0.41 kilometres (0.25 miles) south of Township Road 232, on the west side of Forestry Way, along the western municipal border of the Kananaskis Improvement District.

**EXECUTIVE SUMMARY:** Council gave first reading to Bylaw C-8232-2021 on September 21, 2021. The bylaw has been amended since first reading to reflect clerical changes.

The two parcels comprising the subject lands are owned by a single landowner. The northern parcel measures 8.00 hectares (19.77 acres) and is currently undeveloped, and the southern parcel, measuring 31.97 hectares (79.00 acres), contains a single-family dwelling and accessory buildings. The redesignation application proposes to adjust the parcel lines to align with the topography and divide the subject lands along the riparian setback that runs through the eastern portion of both lots. The proposed redesignation has the potential to improve the viability of agricultural uses on both parcels by facilitating more rational parcel layouts, and the resulting parcel sizes are very near to the existing parcel sizes. The smaller proposed eastern parcel would meet the minimum parcel size modifier of 8.10 hectares (20.01 acres) with a tentative area of  $\pm 8.11$  hectares (20.04 acres).

The application is consistent with the relevant policies of the Greater Bragg Creek Area Structure Plan (ASP) policies 5.1.3 regarding riparian areas, 5.3.1 regarding general agriculture activities, and 7.1(b) relating to the requirement for conceptual schemes. The application also accords with the agricultural policies set out within Section 8.0 of the County Plan, the Land Use Bylaw, and the County Servicing Standards.

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

### OPTIONS:

- Option # 1:    Motion #1    THAT Bylaw C-8232-2021 be amended in accordance with Attachment C.  
                   Motion #2    THAT Bylaw C-8232-2021 be given second reading, as amended.  
                   Motion #3    THAT Bylaw C-8232-2021 be given third and final reading, as amended.
- Option # 2:    That application PL20210138 be refused.

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### Administration Resources

Reynold Caskey, 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>• Greater Bragg Creek Area Structure 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>• None</li> </ul>
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**POLICY ANALYSIS:**

County Plan

Agricultural redesignations are outlined in Section 8.0 of the County Plan, with the goal of conserving agricultural lands and limiting further fragmentation. Policy 8.15 speaks to giving support to and encouraging the viability and flexibility of the agriculture sector by allowing a range of parcel sizes, where appropriate. Given that this proposal is to swap agricultural use based on the topography, the proposal aligns with the County Plan.

Greater Bragg Creek Area Structure Plan (ASP)

The subject lands fall within the plan area of the Greater Bragg Creek ASP, within which they are located in the West Bragg Creek policy area as identified in Figure 6: Policy Areas.

Section 5.1.3 refers to development for lands in and outside of the hamlet of Bragg Creek; subclause a) states that streams, tributaries, and wetlands will have a 30 metre riparian buffer on both sides of the stream or edges of the wetland measured from the high-water mark. A new approach to access the larger A-GEN parcel is proposed at the southern point of the subject lands, and its location is



impacted by the riparian setback boundary for the stream that crosses Forestry Way and the subject parcels. The approach location would be further considered as a condition of future subdivision to ensure limited or no construction impacts to the riparian area in accordance with the Land Use Bylaw.

Policy 5.3.1 speaks to general agriculture within the plan area, that any agricultural redesignation be compatible with the character of the area, and that the land should have the ability to accommodate the proposed use, and minimize negative impacts on adjacent lands, infrastructure, and the environment. The proposed land use changes do propose compatible land uses with the area and topography and would have little to no impact on the adjacent lands and infrastructure.

Policy 7.1 (b) relates to conceptual schemes and when they are required throughout the plan area. Redesignation may proceed without a conceptual scheme with agricultural development is proposed in conformity with the provisions of this plan. The application is for agricultural land uses and is in conformity with the plan.

Land Use Bylaw

The proposed land uses adhere to the minimum size of the districts according to the Land Use Bylaw. At ± 31.87 hectares (± 78.76 acres), the A-GEN parcel would be over the minimum size of 20.23 hectares (50.00 acres) after approval of a redesignation and subdivision (boundary adjustment). At ± 8.11 hectares (± 20.04 acres), the proposed A-SMLp8.1 parcel would meet the minimum requirement of parcel size being 8.1 hectares (20.01 acres).

**ADDITIONAL CONSIDERATIONS:**

A community pathway is identified in Figure 8: Conceptual Trails Network within the ASP, which travels north-south along Forestry Way. The proposed redesignation would not affect the pathway along Forestry Way.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Byron Riemann for Dorian Wandzura”

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Acting Executive Director  
Community Development Services

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Chief Administrative Officer

RC/lh

**ATTACHMENTS**

- ATTACHMENT ‘A’: Application Information
- ATTACHMENT ‘B’: Application Referrals
- ATTACHMENT ‘C’: Bylaw C-8232-2021 and Schedule A
- ATTACHMENT ‘D’: Map Set
- ATTACHMENT ‘E’: Public Submissions