



## PLANNING

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**TO:** Council  
**DATE:** May 31, 2022 **DIVISION:** 5  
**TIME:** Afternoon Appointment  
**FILE:** 06331004 **APPLICATION:** PL20210198  
**SUBJECT:** 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) to facilitate future subdivision of a  $\pm 32.37$  hectare ( $\pm 80.00$  acre) lot and a  $\pm 29.87$  hectare ( $\pm 73.81$  acre) remainder.

**GENERAL LOCATION:** Located approximately 0.81 kilometres (0.50 miles) east of Range Road 290 on the south side of Township Road 270, approximately 1.61 kilometres (1.00 mile) east of the city of Airdrie.

**EXECUTIVE SUMMARY:** Council gave first reading to Bylaw C-8262-2022 on March 22, 2022.

The wider quarter section was previously subdivided by a first parcel out; therefore, the subject lands strictly refer to the  $\pm 62.24$  hectare ( $\pm 153.81$  acre) remainder. The proposed redesignation would facilitate the future subdivision of the subject lands to create two parallel (north/south) agricultural parcels of  $\pm 32.37$  hectares ( $\pm 80.00$  acres) and a  $\pm 29.87$  hectares ( $\pm 73.81$  acres). Existing on-site development includes a primary dwelling unit and two accessory buildings (a barn/hay shed and a small shed).

For the past 26 years, the subject lands have supported two distinct agricultural operations: hay production on the west half of the parcel, and cattle grazing on the east half of the parcel. The purpose of this subdivision application is to support the continued operation of the distinct agricultural uses by facilitating the sale of the new parcel to a family member, where they intend to build a primary dwelling unit from which to reside and operate the existing cattle operation.

The application is consistent with Policy 2.10.2(4)(c) of the City of Airdrie/Rocky View County IDP providing for appropriate subdivision of larger agricultural parcels. It also aligns with the goals listed in "Section 8.0 Agriculture" and Policy 8.18 of the County Plan relating to new and distinct agricultural operations. Finally, the application accords with the minimum parcel sizes allowed within the Land Use Bylaw.

It is noted that the minimum parcel size for Agricultural, Small District parcels is 20.20 hectares (49.92 acres). Notwithstanding the Applicant's current intention to create only one new parcel, as the subject land is  $\pm 62.24$  hectares ( $\pm 153.81$  acres) in size, this could allow the creation of two new parcels. Therefore, Administration recommends that the proposed bylaw be amended to include a modifier setting a minimum parcel size of 24.00 hectares ( $\pm 59.31$  acres) for the lots. This would allow Council the opportunity to consider any further fragmentation of the subject land by requiring a further land use amendment application. The proposed amended bylaw is set out within Attachment 'D'.

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

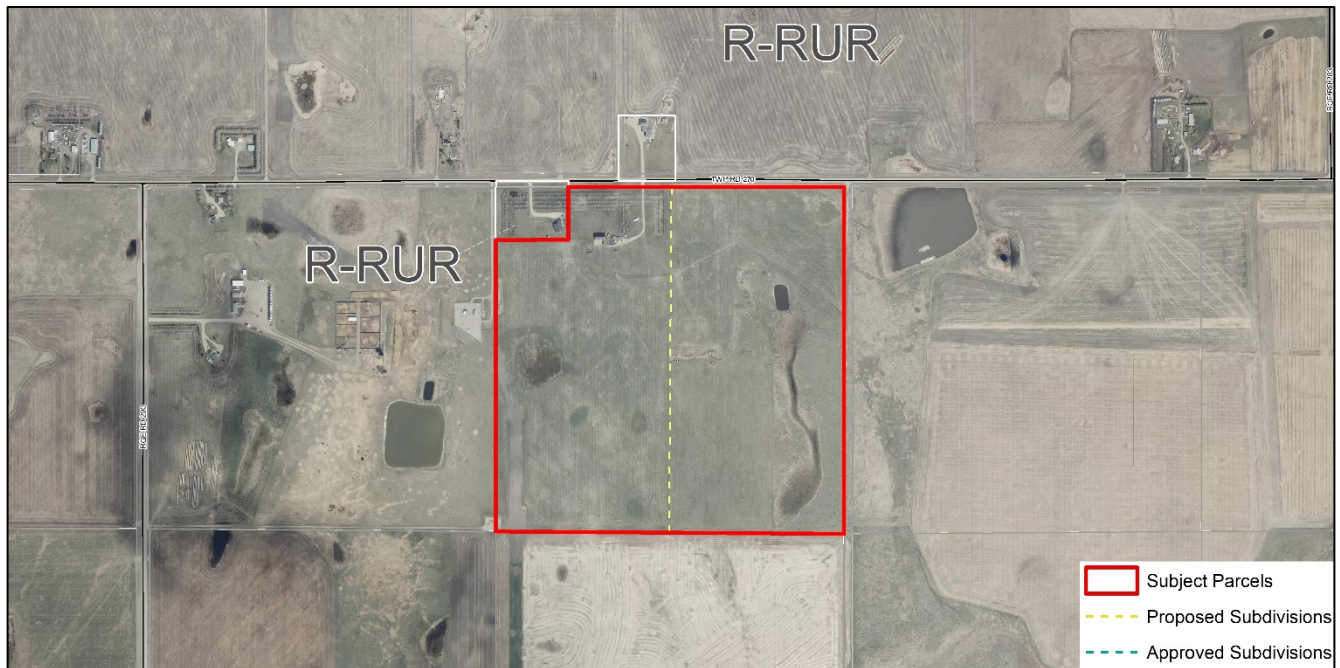
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### Administration Resources

Gerrit Scheffel, Planning & Development Services

**OPTIONS:**

- Option # 1:    Motion #1    THAT Bylaw C-8262-2022 be given second reading.  
                  Motion #2    THAT Bylaw C-8262-2022 be given third and final reading.
- Option # 2:    Motion #1    THAT Bylaw C-8262-2022 be amended to redesignate the subject lands from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p.24.0) in accordance with Attachment 'D'.  
                  Motion #2    THAT Bylaw C-8262-2022 be given second reading, as amended.  
                  Motion #3    THAT Bylaw C-8262-2022 be given third and final reading, as amended.
- Option # 3:    That application PL20210198 be refused.

**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:

### City of Airdrie / Rocky View County IDP

Policy 2.10.2 (4) of the City of Airdrie / Rocky View County IDP states that further subdivision of existing large parcels for agricultural purposes may continue where such subdivisions enhance the overall productivity of the subject lands. The application is consistent with these policies as the intention of the applicant is to build an additional residence (farmstead) on the new agricultural parcel, where a family member can live and continue operating the cattle operation.

### Municipal Development Plan (County Plan)

The goals listed in Section 8.0 (Agriculture) of the County Plan seek to ensure that the County continues to value and respect traditional farming and ranching, that agriculture flourishes through innovation and diversification, and that individual operators, producers, and related businesses are supported. Furthermore, the County Plan states that agricultural viability and diversity requires the recognition of different types and scales of agricultural operations and that new land uses should not interfere with the success of these businesses.

Policy 8.14 states that land use should support traditional agriculture and new, innovative agricultural ventures, and Policy 8.15 states that land use should support and encourage the viability and flexibility of the agriculture sector by allowing a range of parcel sizes, where appropriate.

The County Plan defines Distinct Agricultural Operations as two or more different agricultural uses established on a single agriculture parcel for a period of five years or more (i.e. agricultural products, livestock, and/or facilities).

The application is consistent with the above goals, policies, and definitions, as approval would allow the continued operation of two distinct, small-scale hay and cattle operations that have been established for the past 26 years.

Policy 8.18 states that redesignation and subdivision to smaller agricultural parcels as a new or distinct agricultural operation may be supported. Such proposals will be evaluated on the following criteria: (a) a similar pattern of nearby small agricultural operations; (b) a planning rationale justifying why the existing land use and parcel size cannot accommodate the new or distinct agricultural operation; (c) a demonstration of the need for the new agriculture operation; (d) an assessment of the proposed parcel size and design, to demonstrate it is capable of supporting the new or distinct agricultural operation; (e) an assessment of the impact on, and potential upgrades to County infrastructure; and (f) an assessment of the impact on the environment including air quality, surface water, and groundwater.

Administration evaluated the proposal against the above criteria and recommends that the proposed redesignation would effectively support distinct agricultural operations without compromising the future viability of the land and with minimal impact to adjacent agricultural parcels. Although the surrounding lands are predominantly whole quarter sections or first parcels out and large balance lands, this redesignation would only allow larger agricultural parcels, so it is considered that there would be no conflict with the existing character of the area in allowing subdivision of a further lot. Notwithstanding the merits of the rationale provided for future subdivision of the parcel, the proposal would not appear to result in adverse impacts on the viability of agricultural operations on the subject lands. There would also be minimal increase in the intensity of use of the lands and consequently, no material impacts on amenity, County infrastructure or the environment are likely to occur.

### Land Use Bylaw

The proposed Agricultural, Small Parcel District (A-SML) is intended to provide for a range of mid-sized parcels for agricultural uses. The permitted uses allow for a Dwelling, Single Detached, Accessory Buildings  $\leq 930 \text{ m}^2$ , and the district allows for a minimum parcel size of 20.2 hectares (49.92 acres). The application for redesignation is therefore consistent with the Land Use Bylaw and the proposed district. At



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the time of future subdivision, the parcel sizes would be finalized and the existing development on-site would be reviewed against the required setbacks from the new property lines.

As the minimum parcel size for the A-SML District would allow the creation of two new lots, Administration is recommending the addition of a minimum parcel size modifier to ensure that Council has the opportunity to consider the impacts of any further fragmentation of the quarter section, over and above the single parcel proposed by the Applicant in their proposal.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Dorian Wandzura”

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Acting Executive Director  
Community Development Services

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Chief Administrative Officer

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**ATTACHMENTS**

ATTACHMENT ‘A’: Application Information

ATTACHMENT ‘B’: Application Referrals

ATTACHMENT ‘C’: Bylaw C-8262-2022 and Schedule ‘A’

ATTACHMENT ‘D’: Amended Bylaw C-8262-2022 and Schedule ‘A’

ATTACHMENT ‘E’: Map Set

ATTACHMENT ‘F’: Public Submissions