



PLANNING

TO:	Council	
DATE:	May 31, 2022	DIVISION: 5
TIME:	Afternoon Appointment	
FILE:	07218004	APPLICATION: PL20210129
SUBJECT:	Redesignation Item: Residential Use	

APPLICATION: To redesignate ± 5.67 hectares (± 14.00 acres) of the subject lands from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) to facilitate the creation of a ± 4.05 hectare (± 10.00 acre) parcel and a ± 1.62 hectare (± 4.00 acre) parcel with ± 57.45 hectare (± 141.97 acre) remainder.

GENERAL LOCATION: Located on the west side of Range Road 275, approximately 1.61 kilometres (1 mile) north of Hwy 567.

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8218-2021 on September 14, 2021.

The subject parcel is a subdivided quarter section with a first parcel out taken from the undivided quarter in 2009. Currently, there is some cereal crop production on the remainder of the quarter section.

The proposed redesignation would change land use on a ± 5.67 hectare (± 14.00 acre) portion of land from agricultural to residential use and would further fragment the subject quarter section. The application is consistent with the proposed land use (Residential, Rural District, R-RUR); however, the application is inconsistent with the relevant policies of Sections 8.0 and 10.0 of the County Plan, with no support for further fragmentation and subdivision of agricultural lands. As such, Administration recommends refusal based on conflict with County Plan policies.

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

OPTIONS

- Option # 1: Motion #1 THAT Bylaw C-8218-2021 be given second reading.
- Motion #2 THAT Bylaw C-8218-2021 be given third and final reading.
- Option # 2: That application PL20210129 be refused.

Administration Resources

Reynold Caskey, Planning and Development



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: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Municipal Development Plan (County Plan); • Interim Growth Plan • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • None.
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POLICY ANALYSIS:

Municipal Development Plan (County Plan)

A goal of the County Plan is to direct growth to identified areas and limit fragmentation of agricultural lands. Section 8.0 of the County Plan provides policies for evaluation of proposals in agricultural areas and provides support for particular types of development such as a first parcel out or for a new or distinct agricultural use. The application proposes an additional redesignation for future subdivision, which is inconsistent with the policies of Section 8.0 that look to maintain lands for agricultural uses and pursuits.

In this case, the proposed redesignation is intended to accommodate the creation of an additional acreage to sell to a family member. There is no policy support or rationale to support changing this parcel's land use, and Section 8.0 provides language in opposition for this type of application: *"Estate planning or personal financial considerations do not constitute a planning rationale for changing a parcel's land use."*

Policy 8.18 of the County Plan speaks to new and distinct agricultural operations as either new compared to the existing operation, and/or distinct and established on a parcel for more than five years. Given that the application does not propose a new or distinct agricultural land use, there is no support of the application. The proposed small scale residential use conflicts with the agricultural uses of the area and policies in Section 8.0 of the County Plan.



ROCKY VIEW COUNTY

The County Plan does provide direction to fragmented parcels throughout the County and is defined as “a quarter section of land within the agriculture area divided in six or more: i) residential lots; and/or ii) small agricultural parcels, each of which is less than 10 hectares (24.70 acres) in size.” The proposal does not meet this definition of a fragmented quarter section and, should it be approved, would lead towards fragmenting the quarter section.

Land Use Bylaw

The application proposes that a ± 5.67 hectare (± 14.00 acre) portion of the subject lands be redesignated from Agricultural, General District to Residential, Rural District to accommodate two new parcels of ± 4.05 hectares (± 10.00 acres) and ± 1.62 hectares (± 4.00 acres) in size. The minimum parcel size for a Residential, Rural District Parcel is 1.60 ha (3.95 acres). As such, the application is consistent with the Land Use Bylaw.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Dorian Wandzura”

Acting Executive Director
Community Development Services

Chief Administrative Officer

RC/rp

ATTACHMENTS

ATTACHMENT ‘A’: Application Information
ATTACHMENT ‘B’: Application Referrals
ATTACHMENT ‘C’: Bylaw C-8218-2021 and Schedule A
ATTACHMENT ‘D’: Map Set
ATTACHMENT ‘E’: Public Submissions