



PLANNING

TO: Council

DATE: June 14, 2022 **DIVISION:** 5

FILE: 07218004 **APPLICATION:** PL20210129

SUBJECT: Redesignation Item: Residential

NOTE: This application was considered by Council during the May 31, 2022, hearing. Council directed the application to be referred back to administration to amend the application; however, the Applicant wishes to proceed with a decision on the present application.

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.

POLICY DIRECTION: 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.

At the May 31, 2022, Council Hearing, Council referred the application back to Administration in order to work with the Applicant to amend their application to an agricultural land use for future subdivision. The Applicant has requested that the original application be decided upon.

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 & Development Services

AIR PHOTO & DEVELOPMENT CONTEXT:



Respectfully submitted,

"Brock Beach"

Acting Executive Director
Community Development Services

Concurrence,

"Dorian Wandzura"

Chief Administrative Officer

RC/rp

ATTACHMENTS:

ATTACHMENT 'A': Council Report May 31, 2022