



PLANNING

TO:	Council	
DATE:	July 12, 2022	DIVISION: 5
TIME:	Afternoon Appointment	
FILE:	07308011	APPLICATION: PL20200116
SUBJECT:	Redesignation Item: Residential Use	

APPLICATION: To redesignate a ± 3.61 hectare (± 8.92 acre) portion of the subject lands from Agricultural, Small Parcel District (A-SML p12.1) to Residential, Rural District (R-RUR), and to redesignate the remainder ± 9.74 hectares (± 24.07 acres) from Agricultural, Small Parcel District (A-SML p12.1) to Agricultural, Small Parcel District (A-SML p9.7) to accommodate the creation of one new lot.

GENERAL LOCATION: Located on the east side of Range Road 285, approximately 0.41 kilometres (0.25 miles) south of Highway 567 and 0.83 kilometres (0.52 miles) east of the city of Airdrie.

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8307-2022 on May 31, 2022. The Bylaw has been amended since first reading for clerical purposes.

The subject parcel contains an existing dwelling, a barn, shop, and four accessory buildings located on the eastern portion. The land is located within a fragmented quarter section consisting primarily of agricultural lands and two other residential land uses. There are three restricted development areas secured by a restrictive covenant across the quarter section and over the subject site limiting development in those areas.

The application was reviewed against Section 10.0 (Country Residential Development) of the County Plan. The application has met the requirements of Policy 10.11 and 10.13 through to 10.15 relating to fragmented country residential areas, as an acceptable lot and road plan has been provided, and adequate technical assessment has been undertaken.

However, the proposal does not meet Policy 10.12 of the County Plan; this states that “the redesignation or subdivision of agriculture parcels greater than 10 hectares (24.7 acres) in size to a residential use shall not be supported”. The intent of this policy is to recognize that larger agricultural parcels may be viable even within fragmented quarter sections. At ± 13.35 hectares (± 32.99 acres), the subject parcel size exceeds the maximum parcel size stated within Policy 10.12 and is therefore inconsistent with the policy. Due to the conflict with Policy 10.12, Administration is recommending refusal of the land use amendment application.

The application does meet the requirements of the Land Use Bylaw C-8000-2020; specifically, the purpose and intent, and the minimum parcel sizes of the R-RUR and A-SML districts.

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

Administration Resources

Sangeeta Vishwakarma, Planning & Development Services



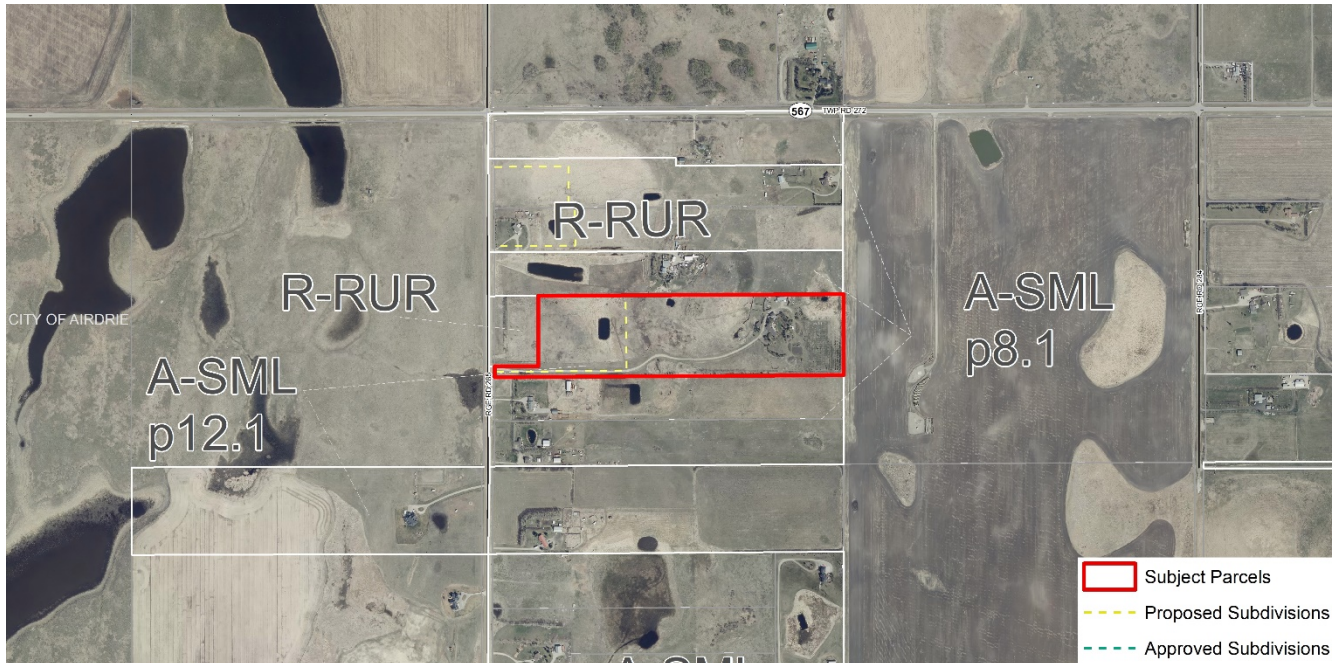
ROCKY VIEW COUNTY

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-8307-2022 be amended in accordance with Attachment C.
- Motion #2 THAT Bylaw C-8307-2022 be given second reading, as amended.
- Motion #3 THAT Bylaw C-8307-2022 be given third and final reading, as amended.

Option # 2: That application PL20200116 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);
- City of Airdrie/M.D. of Rocky View Intermunicipal Development Plan;
- Land Use Bylaw (amended C-8000-2020);
- County Servicing Standards.

TECHNICAL REPORTS SUBMITTED:

- Geotechnical Developable Area Assessment prepared by Lone Pine Geotechnical Ltd. dated May 2022;
- Phase 1 Groundwater Supply Assessment prepared by Groundwater Information Technologies Ltd., dated March 2022;
- Level II Private Sewage Treatment System Assessment prepared by Groundwater Resources Information Technologies Ltd. dated April 2022;
- Stormwater Management Plan prepared by MPE Engineering Ltd. dated February 2021.



POLICY ANALYSIS:

City of Airdrie / Rocky View County Intermunicipal Development Plan (IDP)

The subject land is located approximately 0.83 kilometres (0.5 miles) east of the city of Airdrie boundary and outside of the policy area within the City of Airdrie / Rocky View County IDP. While the IDP is not binding on this application, Administration reviewed the application against relevant policies to ensure healthy working relationships with the County's municipal neighbours.

The proposal meets the Residential Development policies of Section 2.12.2 (City of Airdrie) and Section 2.12.3 (Rocky View County) as it does not pose significant impacts on adjacent lands or infrastructure, it is in keeping with existing residential uses within the fragmented quarter section, and it has considered the environmental constraints of the site in planning for future subdivisions. Further, the City of Airdrie has stated that it does not object to the proposal and that it has no impact on its growth pattern.

Municipal Development Plan (County Plan)

The subject land is located outside of an area structure plan and does not have a guiding conceptual scheme. As such, the proposal has been evaluated under the County Plan.

The subject lands are located within a fragmented quarter section, which is defined as "a quarter section of land within the agriculture area divided into six or more residential lot and/or small agricultural parcels, each of which is less than 10 hectares (24.7 acres) in size."

Of the seven parcels within the subject quarter section, six parcels are less than 10 hectares (24.7 acres) and the subject land is the only parcel to exceed this threshold within the quarter section, at ± 13.35 hectares (± 32.99 acres) in size.

Lot and Road Plan

Policy 10.11 states that redesignation to residential lots for parcels less than or equal to 10 hectares (24.7 acres) in size within a fragmented quarter may be supported if a lot and road plan is provided. As the subject parcel size exceeds the maximum parcel size stated within the policy, by extension this policy cannot be applied; however, a lot and road plan was submitted under this application and meets the design and technical requirements of Policy 10.11 (a) through (d), pertaining to lot and road plans in fragmented quarter sections.

Council previously approved a lot and road plan across the entirety of the subject quarter section in 2000. The lot and road plan demonstrated an internal road network and connectivity to adjacent residential and agricultural acreages, while considering existing site servicing and stormwater management recommendations for the three restrictive development areas identified by the stormwater analysis conducted in 2000. The same lot and road plan was previously submitted and approved under the redesignation application PL20190012 and subsequent subdivision application PL20190176, which created the ± 1.62 hectare (± 4.00 acre) parcel located immediately west of the subject parcel. Under this application, the Applicant supplemented the original lot and road plan with a revised version demonstrating road access from Range Road 285 to address concerns surrounding the proposed northern road connection to Highway 567 in the original lot and road plan. The revised lot and road plan was re-assessed and meets requirements of Policy 10.11.

Policy 10.12 of the County Plan states that the redesignation or subdivision of agriculture parcels greater than 10 hectares (24.7 acres) in size to a residential use shall not be supported. The intent for this policy is to preserve large agricultural land for agricultural operations; however, the Applicant states that agricultural operations would not be viable due to a large portion of the restricted development area over the subject land that reduces arable land to less than 10 hectares (24.7 acres), limiting farming potential.



ROCKY VIEW COUNTY

The subject land at ± 13.35 hectares (± 32.99 acres) in size exceeds the maximum parcel size under Policy 10.12 that limits further subdivision of this land. The surrounding parcels within the fragmented quarter section are all less than 10 hectares (24.7 acres) and may be further redesignated and subdivided, subject to meeting fragmented quarter section policies under Section 10 of the County Plan. Section 10.0 does not offer criteria for relaxation of the maximum parcel size of Policy 10.12; as such, the application is inconsistent based on the parcel size of the subject land.

Additional Considerations

Access to the subject land is via the existing mutual paved approach off Range Road 285. Alberta Transportation provided comments requiring that the Highway 567 and Range Road 285 intersection be upgraded to a Type IIb standard as a condition of future subdivision to support the development as this intersection is at capacity. Alternatively, a Traffic Impact Assessment may be provided as a condition of future subdivision in accordance with Alberta Transportation Standards and that the applicant would be required to implement the findings of the assessment.

Land Use Bylaw

The proposed land use meets the purpose and intent of the Residential Rural District (R-RUR), which is to provide for residential uses in a rural setting on parcels that can accommodate limited agricultural pursuits. The proposed parcel sizes are in accordance with the respective requirements of the R-RUR district and the Agricultural, Small Parcel District (A-SML) district.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Dorian Wandzura”

Acting Executive Director
Community Development Services

Chief Administrative Officer

SV/rp

ATTACHMENTS

ATTACHMENT ‘A’: Application Information

ATTACHMENT ‘B’: Application Referrals

ATTACHMENT ‘C’: Bylaw C-8307-2022 and Schedule A

ATTACHMENT ‘D’: Map Set