



## PLANNING

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<b>TO:</b>	Council	
<b>DATE:</b>	October 11, 2022	<b>DIVISION:</b> 3
<b>TIME:</b>	Afternoon Appointment	
<b>FILE:</b>	07804003	<b>APPLICATION:</b> PL20220059
<b>SUBJECT:</b>	Redesignation Item: Agricultural Use	

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**APPLICATION:** To redesignate a  $\pm 8.10$  hectare ( $\pm 20.01$  acre) portion in the northeastern corner of the subject lands from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p8.1) to facilitate future subdivision.

**GENERAL LOCATION:** Located on the west side of Range Road 43, approximately 0.55 kilometres (0.34 miles) north of Weedon Trail, and approximately 1.64 kilometres (1.02 miles) north of the hamlet of Cochrane Lake.

**EXECUTIVE SUMMARY:** Council gave first reading to Bylaw C-8304-2022 on July 12, 2022.

The subject parcel is not located within an Area Structure Plan or Conceptual Scheme and was therefore evaluated under Section 8.0 (Agriculture) of the Municipal Development Plan (County Plan).

A first parcel out subdivision was approved in 2012 to accommodate existing residential development on the parcel.

This proposal seeks to redesignate the northeast corner of the subject quarter section from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p8.1) to facilitate further subdivision of the remaining quarter section to accommodate a new agricultural use of farm-to-table gardens and beekeeping for honey collection and sales. The subject property currently contains an existing dwelling and accessory buildings.

Although strong planning rationale has not been provided as to why the proposed new agricultural uses cannot be undertaken without subdividing the subject lands, the proposal would not adversely affect the viability of agricultural operations on the wider quarter section or local area, and the application is otherwise broadly consistent with the relevant policies of the County Plan and the Land Use Bylaw. The parcel is located immediately north of the Cochrane North Area Structure Plan, and there is a pattern of smaller agricultural parcels in the surrounding area. There are also no apparent impacts on County infrastructure or the environment that could not be mitigated through appropriate conditions imposed on any future subdivision approval.

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

### OPTIONS:

Option # 1:     Motion #1     THAT Bylaw C-8304-2022 be given second reading.

Motion #2     THAT Bylaw C-8304-2022 be given third and final reading.

Option # 2:     That application PL20220059 be refused.

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### Administration Resources

Christine Berger, 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.

### APPLICABLE POLICY AND REGULATIONS:

- *Municipal Government Act*;
- Municipal Development Plan (County Plan);
- Land Use Bylaw; and
- County Servicing Standards.

### TECHNICAL REPORTS SUBMITTED:

- Water Well Assessment, Baseline Water Resource Inc., 2011

## POLICY ANALYSIS:

### Municipal Development Plan (County Plan)

The subject parcel is not located within an Area Structure Plan or a Conceptual Scheme area; therefore, the County Plan is the guiding policy document for this application. As the subject site is within the Agricultural Area of the County, the application was evaluated in accordance with Section 8.0 (Agriculture) of the County Plan.

Policy 8.18 of the County Plan clarifies that following a first parcel out, additional redesignation and subdivision may be considered for new or distinct agricultural operations, and outlines certain criteria that must be met. Planning rationale as to why the existing land use and parcel size cannot accommodate the operation, assessment of the proposed parcel size and design and its ability to support the proposed operation, demonstration of a similar pattern of nearby agricultural operations, as well as impacts to County infrastructure and the environment are all requirements that must be addressed through the application. The application did not provide strong planning rationale as to why the proposed use cannot be accommodated on the current parcel; however, Administration recognizes the proposed parcel is designed and located in a way that maintains agricultural viability within the subject lands. Additionally, similar patterns of smaller agricultural operations exist to the north and northwest of the subject parcel.



## ROCKY VIEW COUNTY

The proposal would not adversely impact County infrastructure or the environment. As such, the application is consistent with the intent of Section 8.0 (Agriculture) of the County Plan.

### Land Use Bylaw

The purpose of the Agricultural, Small Parcel District (A-SML) is to provide a range of mid-sized parcels for traditional and emerging agricultural uses. If Council were to support the application, the proposed A-SML p8.1 parcel would have a minimum parcel size of 8.10 hectares ( $\pm$  20.01 acres) and would not have the ability to further subdivide under the proposed designation.

### **ADDITIONAL CONSIDERATIONS:**

#### Transportation

Access to the new lot is provided by an existing approach off Range Road 43, while the remaining lands would be accessed by the existing approach off Weedon Trail. Since Weedon Trail is identified as a Long-Range Network A Road, which requires 36 metres road right of way, a  $\pm$  3 metre land dedication by Plan of Survey would be required along the southern boundary of the proposed remainder parcel at the future subdivision stage.

#### Environmental

Wetlands are present on the site, as identified through the Alberta Wetland Inventory mapping. The applicant/landowner would be required to obtain Alberta Environment and Parks approval for any wetland disturbance in the future.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Dorian Wandzura”

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Acting Executive Director  
Community Services

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Chief Administrative Officer

CB/rp

### **ATTACHMENTS**

ATTACHMENT ‘A’: Application Information  
 ATTACHMENT ‘B’: Application Referrals  
 ATTACHMENT ‘C’: Bylaw 8304-2022 and Schedule ‘A’  
 ATTACHMENT ‘D’: Map Set  
 ATTACHMENT ‘E’: Public Submissions