



## PLANNING

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**TO:** Subdivision Authority  
**DATE:** October 11, 2022  
**FILE:** 06224004  
**SUBJECT:** Agricultural Subdivision: First Parcel Out

**DIVISION:** 5  
**APPLICATION:** PL20220066

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**APPLICATION:** To create a  $\pm 20.23$  hectares ( $\pm 50.00$  acres) parcel (Lot 1) with a  $\pm 38.62$  hectares ( $\pm 95.42$  acres) remainder (Lot 2).

**GENERAL LOCATION:** Located southeast of Highway 9, at the southwest junction of Range Road 270 and Township Road 264.

**LAND USE DESIGNATION:** Agricultural, General (A-GEN)

**EXECUTIVE SUMMARY:** The application seeks to subdivide the first parcel out from the existing agricultural quarter section. The northwest portion of the original quarter section was separated under its own title as surplus road when Highway 9 was realigned (Plan 101 2605); therefore, the remainder quarter section is considered unsubdivided based on the definition of *Un-subdivided Quarter Section* within the County Plan.

The subject land is vacant and serviced by an existing water well. The application is consistent with the relevant criteria of County Plan Policy 8.17 relating to First Parcel Out proposals. The existing land use and proposed lot sizes meet the regulations of Agricultural, General District under the Land Use Bylaw.

In keeping with the Subdivision and Development Authority Bylaw (C-8275-2022) Section 5(2), Council is the decision-making authority owing to opposition received for the application, as set out within Attachment 'D' of the report.

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

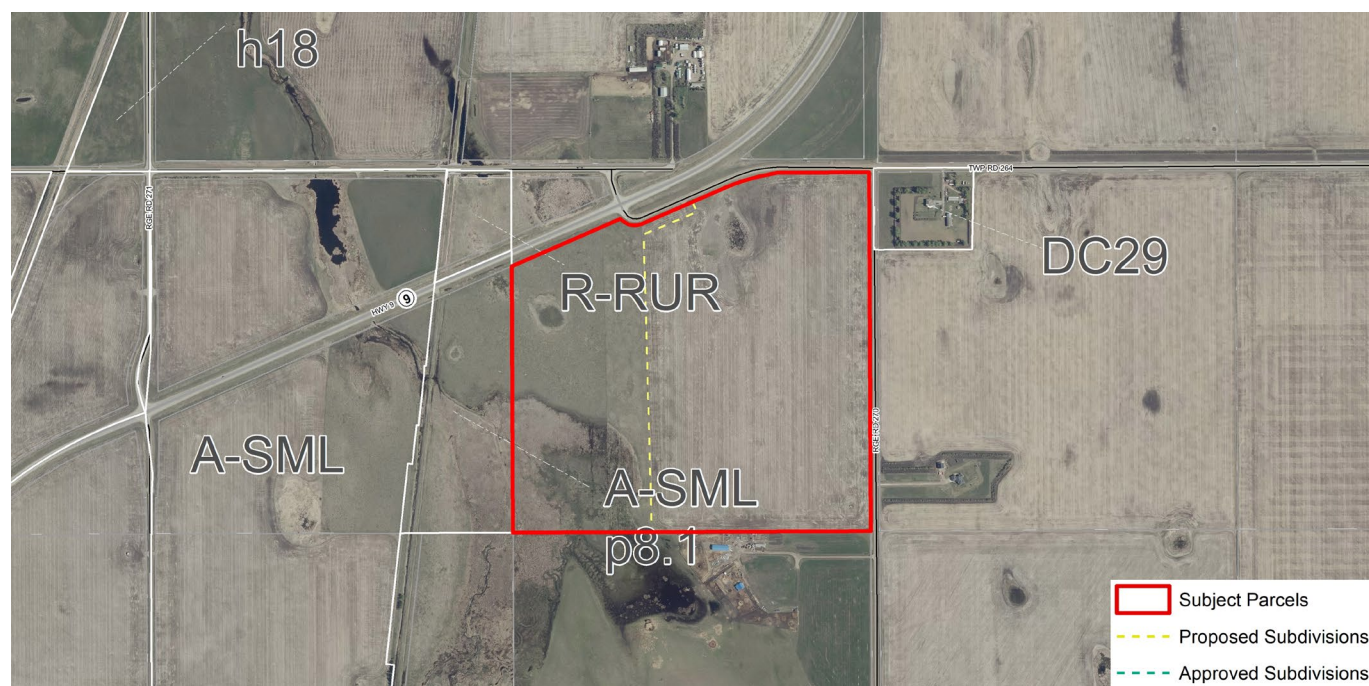
### OPTIONS:

- Option #1: THAT Subdivision Application PL20220066 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Subdivision Application PL20220066 be refused.

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### Administration Resources

Sangeeta Vishwakarma, Planning & Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:**

**APPLICATION EVALUATION:**

The application was evaluated based on the following applicable policies and regulations.

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act (MGA);</i></li> <li>• Subdivision and Development Regulations;</li> <li>• Municipal Development Plan (County Plan);</li> <li>• Land Use Bylaw (amended C-8000-2020);</li> <li>• County Servicing Standards; and</li> <li>• Subdivision Authority Bylaw (C-8275-2022).</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> No reports required for this application.
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**Policy Analysis:**

The subject parcel is located outside of an area structure plan. The application was therefore reviewed against the policies of the County Plan and the Land Use Bylaw.

***Municipal Development Plan (County Plan)***

The application proposes to subdivide the first parcel out; as such, the application was evaluated against First Parcel Out Policy 8.17 of the County Plan, which states:

- 8.17** *A subdivision to create a first parcel out that is a minimum of 1.60 hectares (3.95 acres) in area should be supported if the proposed site:*
- meets the definition of a first parcel out;*
  - has direct access to a developed public roadway;*
  - has no physical constraints to subdivision;*
  - minimizes adverse impacts on agricultural operations by meeting agriculture location and agriculture boundary design guidelines; and*

*e. the balance of the un-subdivided quarter section is maintained as an agricultural land use*

The application meets the definition of a *First Parcel Out* subdivision of a single residential or agricultural parcel created from a previously un-subdivided quarter section and proposed Lots 1 and 2 exceed the minimum parcel size threshold. Proposed Lots 1 and 2 have individual access to a developed municipal roadway: Township Road 264 and Range Road 270 respectively. There are no physical constraints to the subdivision and impacts to existing agricultural operations would be minimal as the proposal allows continuation of agricultural use on the lands.

*Land Use Bylaw*

The proposed subdivision would meet the minimum parcel size of 20.23 hectares (50 acres) of the Agricultural, General District (A-GEN).

Proposals for new dwellings or structures on the subject parcels would be required to comply with minimum setback requirements of the district and to obtain necessary approvals from Alberta Parks and Environment for development over or in proximity to the existing waterbodies.

Additional Review Considerations

*Transportation*

Access to proposed Lot 1 would be via the existing approach off northern Township Road 264. Lot 2 would have gain access through the existing approach located at the southeast corner off Range Road 270.

Transportation Off-site Levy is not applicable to first parcel out applications in accordance with the Regional Transportation Off-Site Levy Bylaw C-8007-2020.

*Site Servicing*

As proposed Lots 1 and 2 are greater than 30 acres in size and designated Agricultural, General District (previously Ranch and Farm District), the Applicant is not required to demonstrate water and wastewater servicing per the County's *Residential Water and Sewer Requirements Policy* (C-411).

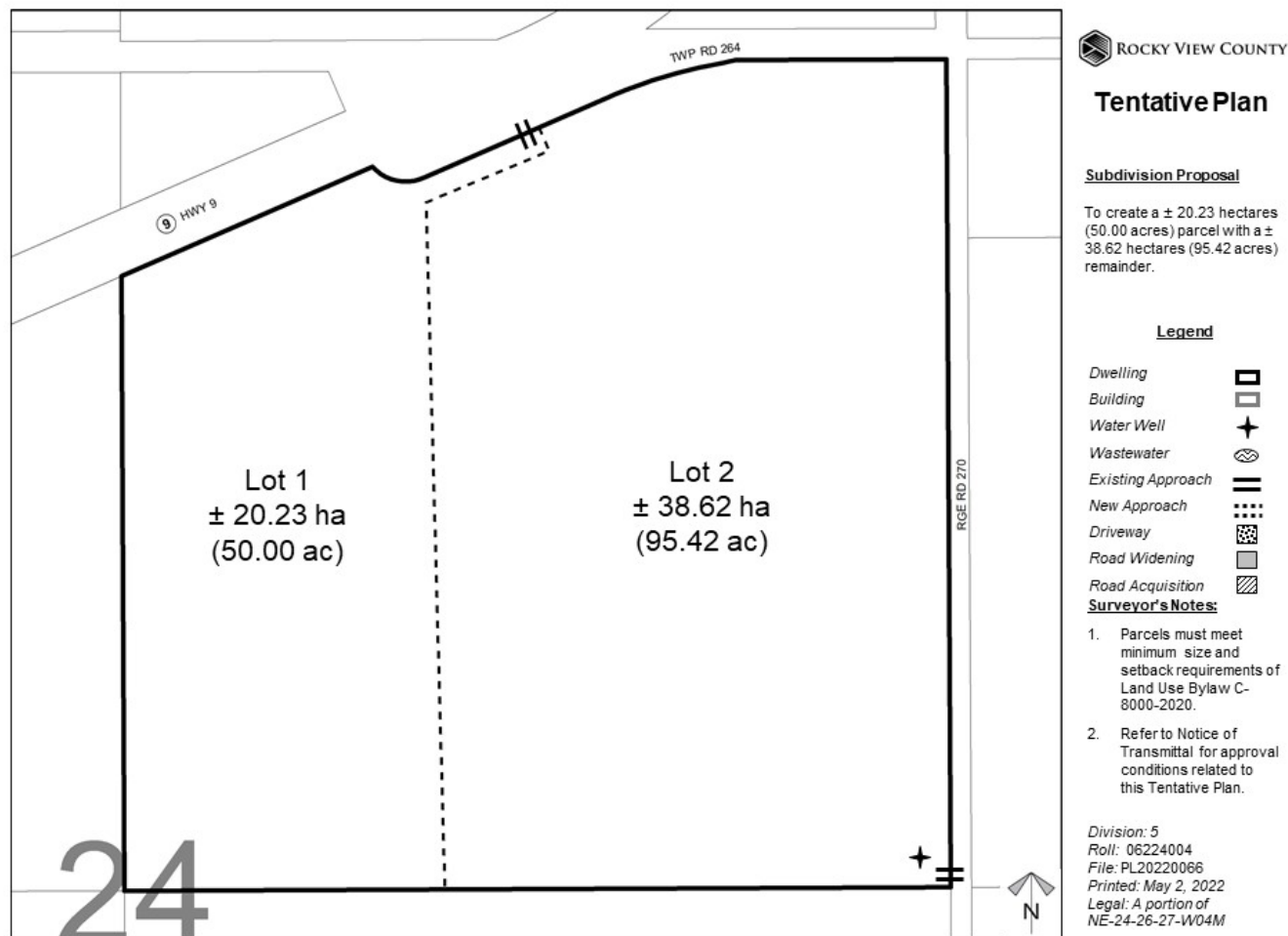
*Stormwater*

The construction of a new dwelling or pavements would not have a significant impact on stormwater management due to the size of the proposed lots; therefore, a stormwater implementation plan is not required.

*Environmental*

Due to the presence of waterbodies (wetlands) on Lots 1 and 2, the Applicant/Owner would be responsible for obtaining all required Alberta Environment and Parks (AEP) approvals for any proposed development that would have a direct impact on any wetlands.

*Tentative Plan*



**CONCLUSION:**

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Dorian Wandzura”

Acting Executive Director  
Community Services

Chief Administrative Officer

SV/rp

**ATTACHMENTS:**

ATTACHMENT ‘A’: Approval Conditions  
ATTACHMENT ‘B’: Application Information  
ATTACHMENT ‘C’: Map Set  
ATTACHMENT ‘D’: Public Submissions