

PLANNING

TO: Subdivision Authority
DATE: November 15, 2022
FILE: 07506003
SUBJECT: Agricultural Subdivision: First Parcel Out

DIVISION: 5
APPLICATION: PL20220084

APPLICATION: To create a \pm 12.14 hectare (30.00 acre) parcel (Lot 1) with a \pm 52.61 hectare (130.00 acre) remainder (Lot 2).

GENERAL LOCATION: Located east of Range Road 20, approximately 0.85 kilometres (0.50 miles) north of Big Hill Springs Road, and 3.24 kilometers (2.00 miles) South of Township Road 272.

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 subject land is vacant and serviced by an existing water well. A small watercourse and riparian setback area exists in the northeast corner of Lot 2 (remainder).

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 (A-GEN) under the Land Use Bylaw.

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

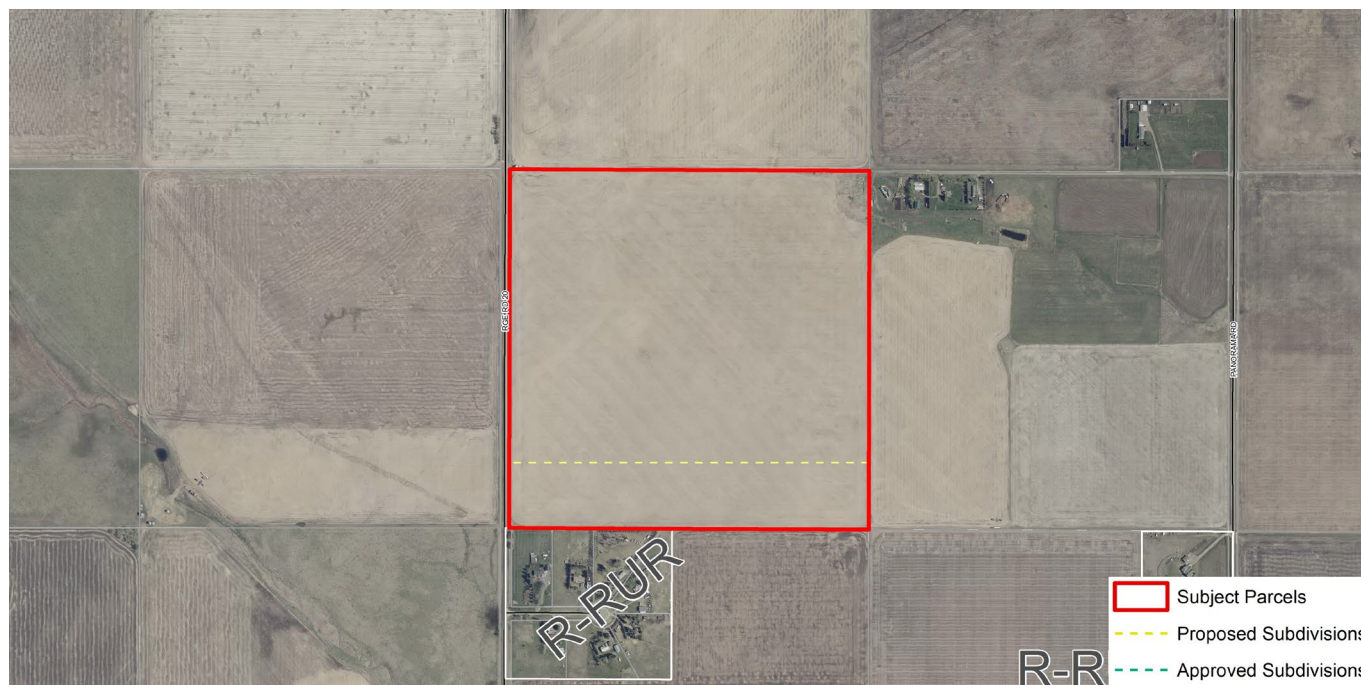
ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option #1: THAT Subdivision Application PL20220084 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Subdivision Application PL20220084 be refused.

Administration Resources

Jasmine Kaur, Planning & Development Services

AIR PHOTO & DEVELOPMENT CONTEXT:

APPLICATION EVALUATION:

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

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

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 access to a developed municipal roadway: Range Road 20. 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 may need to obtain necessary approvals from the Ministry of Environment and Protected Area (formally Alberta Environment and Parks) for development over or in proximity to the existing riparian area.

Additional Review Considerations

Transportation

A new access to proposed Lot 1 and the remainder parcel is proposed off Range Road 20.

Transportation Off-site Levy is not applicable to first parcel out applications.

Site Servicing

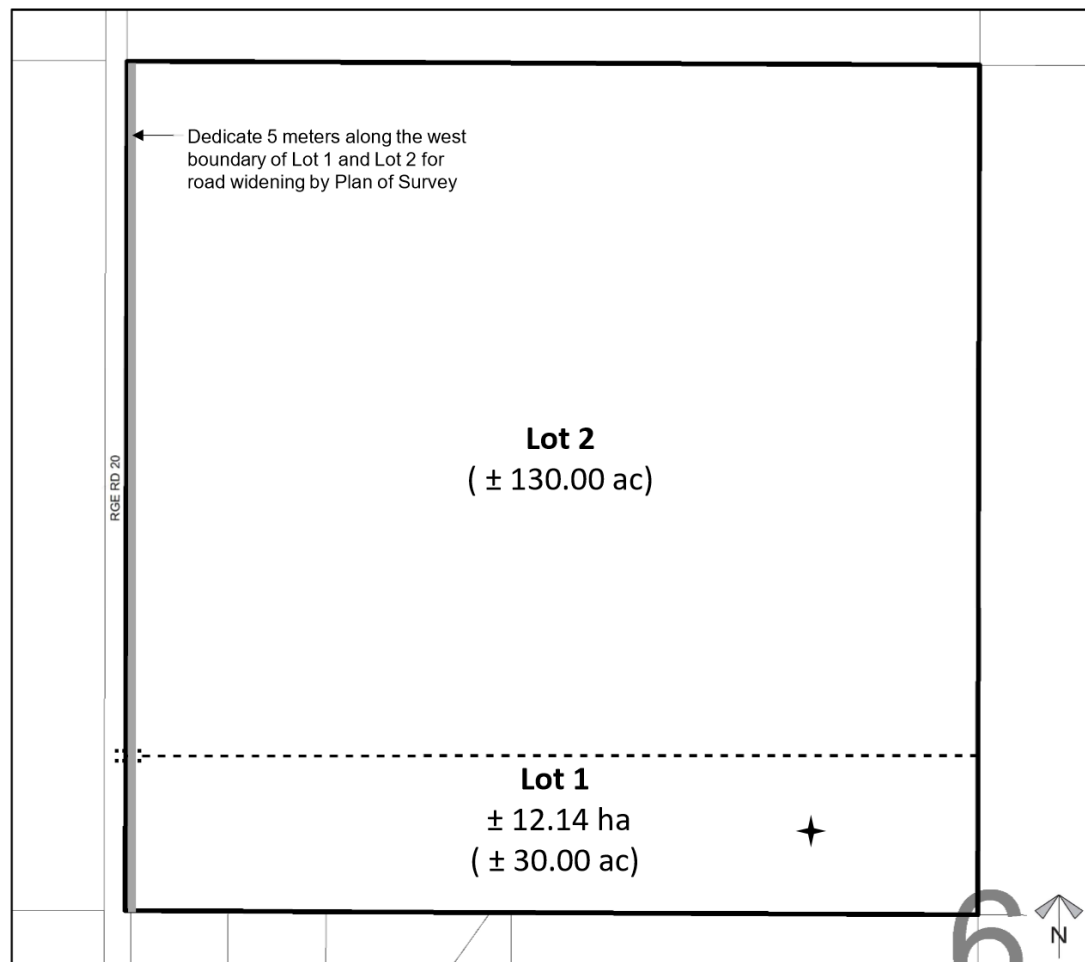
As proposed Lots 1 and 2 are equal to or greater than 30 acres in size and designated Agricultural, General District, the Applicant is not required to demonstrate water and wastewater servicing per the County's *Residential Water and Sewer Requirements Policy* (C-411).

Stormwater

The construction of a new dwelling and driveway 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 riparian areas on Lot 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 the riparian area.

Tentative Plan**Tentative Plan****Subdivision Proposal**

To create a ± 12.14 hectare (30 acre) parcel with a ± 52.61 hectare (130 acre) remainder.

Legend

| | |
|-------------------|---|
| Dwelling |  |
| Building |  |
| Water Well |  |
| Wastewater |  |
| Existing Approach |  |
| New Approach |  |
| Driveway |  |
| Road Widening |  |
| Road Acquisition |  |

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 5
 Roll: 07506003
 File: PL20220084
 Printed: June 20, 2022
 Legal: A portion of NW-06-27-01-W05M

Respectfully submitted,

Concurrence,

"Brock Beach"

"Dorian Wandzura"

 Acting Executive Director
 Community Services

 Chief Administrative Officer

JK/rp

ATTACHMENTS:

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