

PLANNING

TO:	Council	
DATE:	December 6, 2022	DIVISION: 5
TIME:	Morning Appointment	
FILE:	07108011	APPLICATION: PL20220107
SUBJECT:	Redesignation Item: Residential Use	

APPLICATION: To redesignate a portion of the subject lands from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) to facilitate a future single lot subdivision.

GENERAL LOCATION: Located on the west side of Range Road 264, approximately 0.80 kilometres (0.50 miles) south of Township Road 272 and 1.61 kilometres (1.00 mile) west of Highway 9.

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8325-2022 on September 27, 2022.

The subject parcel is a subdivided quarter section with a first parcel taken out at the northeast corner in 2013. The parcel is presently farmed and contains one accessory building. This redesignation application is to facilitate future subdivision of one \pm 4.35 hectare (\pm 10.75 acre) parcel. The application notes subdivision of land is required due to soil limitations for cereal crop production.

The subject lands are located within an agricultural area that is not guided by an Area Structure Plan (ASP); therefore, the application was assessed against the Municipal Development Plan (County Plan). The proposal does not align with Section 5.0 (Managing Residential Growth) of the County Plan, which seeks to direct the majority of residential growth towards identified growth areas guided by ASPs. The subject land cannot be considered for further subdivision as the proposal does not meet the First Parcel Out definition of Policy 8.17 or the Fragmented Quarter Section definition of Policy 10.11. Administration recommends refusal as the application does not meet the policies of the County Plan.

Administration notes that redesignation of the proposed \pm 4.35 hectare (\pm 10.75 acre) parcel to Residential, Rural District (R-RUR) would create the potential for future subdivision to up to two residential parcels and further fragment agricultural land, going against the goals outlined in the Agricultural section of the County Plan.

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

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-8325-2022 be given second reading.
- Motion #2 THAT Bylaw C-8325-2022 be given third and final reading.
- Option # 2: THAT application PL20220107 be refused.

Administration Resources

Sangeeta Vishwakarma, Planning & Development Services



ROCKY VIEW COUNTY

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:

- None

POLICY ANALYSIS:

Municipal Development Plan (County Plan)

The application does not align with the residential growth policies within Section 5.0 (Managing Residential Growth) of the County Plan. The goals outlined within Section 5.0 states that majority of residential growth shall be directed to preferred growth areas identified within the County Plan. The subject parcel is located within a predominately agricultural area where residential development is not supported by residential growth policies of the County Plan.

Residential subdivision or development within agricultural lands can only be supported if the subject parcel is an unsubdivided quarter section that proposes a First Parcel Out under Policy 8.17 or if the quarter section proposes fragmentation to smaller residential or agricultural parcels under Policy 10.11. The subject application is neither a first parcel out nor a fragmented quarter section; as such, the proposal does not accord with the County Plan. Further fragmentation of Agricultural lands with the intensification of residential development can have adverse impacts the remaining agricultural lands and is not in keeping with the goals outlined within the Agricultural Section of the County Plan.



ROCKY VIEW COUNTY

Land Use Bylaw

The proposed Residential, Rural District (R-RUR) redesignation would allow for the future subdivision of up to two lots, as the minimum parcel size for this district is 1.60 hectares (3.95 acres). The proposed parcel size meets the minimum parcel size as required.

If Council is minded to support the application, a parcel modifier of p4.0 (hectares) applied to the R-RUR designation would limit future subdivision potential of the proposed parcel and would allow for a reduced parcel size to accommodate the required 3 metre road widening of Range Road 264. The road widening would reduce the proposed parcel size by approximately 0.09 hectares (0.24 acres).

Respectfully submitted,

Concurrence,

“Brock Beach”

“Dorian Wandzura”

Acting Executive Director
Community Services

Chief Administrative Officer

SV/rp

ATTACHMENTS:

- ATTACHMENT 'A': Application Information
- ATTACHMENT 'B': Application Referrals
- ATTACHMENT 'C': Bylaw C-8325-2022 and Schedule 'A'
- ATTACHMENT 'D': Map Set
- ATTACHMENT 'E': Public Submissions