



PLANNING

TO:	Council	
DATE:	December 6, 2022	DIVISION: 5
TIME:	Afternoon Appointment	
FILE:	06226001	APPLICATION: PL20220083
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 approximately 0.62 kilometres (0.39 miles) west of Range Road 271, on the north side of Township Road 264.

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8330-2022 on October 25, 2022.

The subject land contains a dwelling and accessory building in the southwestern portion, while arable farming is undertaken on the remaining area. This redesignation application would facilitate the creation of a ± 2.87 hectare (± 7.1 acre) residential parcel around the farmstead area, with the ± 22.79 hectare (± 56.32 acre) agricultural remainder continuing to be cultivated.

The portion of the subject lands proposed to be redesignated is not within an Area Structure Plan or identified growth area and was therefore evaluated under Section 5.0 (Managing Residential Growth) of the Municipal Development Plan (County Plan). The application is inconsistent with Section 5.0 of the County Plan, which seeks to direct the majority of residential growth towards identified growth areas (Map 1, County Plan); further, the application cannot be considered a first parcel out, and it does not meet the definition of a Fragmented Quarter Section. In addition to no policy support found for this form of residential use located in the Agricultural Area, the proposal has the potential to increase residential activity in an area that is largely agricultural in character and could result in adverse impacts on agricultural operations from non-agricultural uses. Therefore, the proposal is considered contrary to the agricultural goals, objectives, and policies of Section 8.0 (Agriculture) of the County Plan.

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

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-8330-2022 be given second reading.
 Motion #2 THAT Bylaw C-8330-2022 be given third and final reading.
- Option # 2: THAT application PL20220083 be refused.

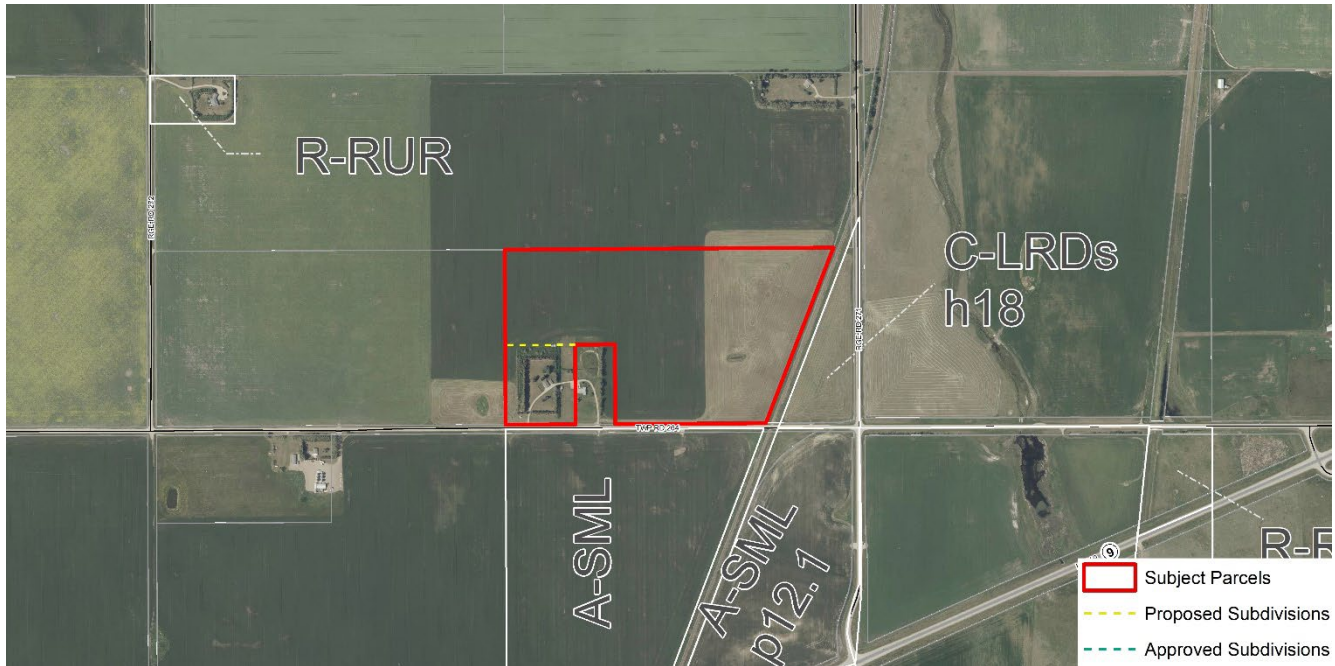
Administration Resources

Jasmine Kaur, Planning and Development Services



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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: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Municipal Development Plan (County Plan); • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • None
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POLICY ANALYSIS:

Municipal Development Plan (County Plan)

The goals outlined in Section 5.0 (Managing Residential Growth) state that the majority of residential growth shall be directed to the preferred residential growth areas that have been identified by the County Plan (Map 1).

The subject quarter section has previously been subdivided; therefore, the application does not meet the definition of a first parcel out and is inconsistent with this Policy 8.17 of the County Plan.

Policy 10.11 of the County Plan states that residential development within the County's agricultural area may be supported if the subject lands are located within a fragmented quarter section. The subject quarter section does not meet the definition of a fragmented quarter section, which stipulates that the quarter section be subdivided into six or more residential lots and/or small agricultural parcels, each of which is less than 10 hectares (24.7 acres) in size.

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



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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 not keeping with the goals outlined within the Agricultural Section of the County Plan.

Land Use Bylaw (LUB)

The proposal meets the parcel size requirements for the Residential Rural (R-RUR) district.

ADDITIONAL CONSIDERATIONS:

Transportation / Access

Township Road 264 is part of the Long-Range Transportation Network B, requiring a 30 metre wide Road Right of Way (ROW). To accommodate implementation of the Long-Range Transportation Network, as a condition of future subdivision, the Owner would be required to dedicate, by Plan of Survey, a +/- 5.0 m strip of land as road ROW along the entire southern boundary of subject lands.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Dorian Wandzura”

Acting Executive Director
Community Services

Chief Administrative Officer

JK/rp

ATTACHMENTS

ATTACHMENT ‘A’: Application Information

ATTACHMENT ‘B’: Application Referrals

ATTACHMENT ‘C’: Bylaw C-8330-2022 and Schedule ‘A’

ATTACHMENT ‘D’: Map Set

ATTACHMENT ‘E’: Public submissions