



Redesignation Item: Agricultural

Electoral Division: 5 File: PL20230156 / 05320003/4

Date:	April 9, 2024		
Presenter:	Bernice Leyeza, Planner 2		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

The purpose of this report is to assess the redesignation ±2.43 hectares (±6.00 acres) on the southwest portion of NW-20-25-28-W04M and ±2.43 hectares (±6.00 acres) on the southeast portion of the NE-20-25-28-W04M from Agricultural, General (A-GEN) District to Residential, Rural District (R-RUR p.4.05) District to facilitate a future boundary adjustment resulting in two ±4.05 hectare (±10.00 acre) parcels.

The subject lands are not located within the policy area of an area structure plan or conceptual scheme; as such, the application was evaluated pursuant to the policies and regulations of the Municipal Development Plan (County Plan) and *Land Use Bylaw*. The proposal was found to align with Section 8.0 (Agriculture) of the County Plan, meeting the criteria for first parcel out subdivision.

ADMINISTRATION’S RECOMMENDATION

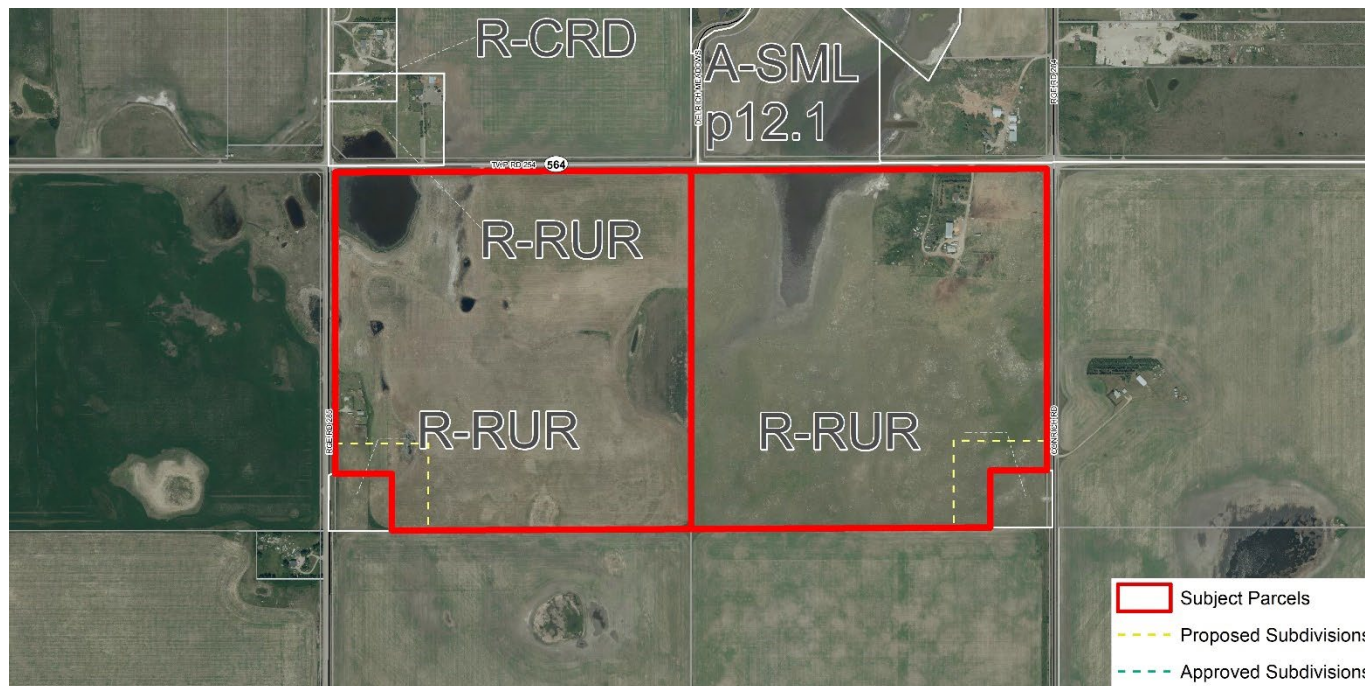
- THAT Bylaw C-8508-2024 be given first reading.
- THAT Bylaw C-8508-2024 be given second reading.
- THAT Bylaw C-8508-2024 be considered for third reading.
- THAT Bylaw C-8508-2024 be given third and final reading.

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BACKGROUND

Location (Attachment A)

Located southeast of the junction of Secondary Highway 564 and Range Road 285 and southwest of the junction of Secondary Highway 564 and Conrich Road.



Site History (Attachment B)

In September 2017, redesignation was approved for the southwest portion of the NW-20-25-28-W04M (C-7697-2017) and southeast portion of the NW-20-25-28-W04M (C-7693-2017). Subsequently, a first parcel out was approved for these lands in March 2018.

Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary internal and external agencies.

Landowner Circulation (Attachment D)

The application was circulated to 140 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); no letters in support or opposition were received.

ANALYSIS

Policy Review (Attachment E)

As the lands are not located within the policy area of an area structure plan or conceptual scheme, the application was evaluated using the policies found within the County Plan. The proposal meets the criteria of the Residential First Parcel Out policies set out within Section 8.0 of the Plan as the future boundary adjustment will only increase the size of the existing first parcels out and will not be adding additional parcels to the subject quarter sections.

The lands are proposed to be redesignated to Residential, Rural (R-RUR p.4.05) District to facilitate a boundary adjustment to be included in the previous First Parcel Out, which has an R-RUR designation, that was approved in March 2018. Moreover, redesignation to R-RUR district is to match the land use designation of the currently subdivided lands. A minimum parcel size modifier is also proposed for each

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parcel so that no further boundary adjustment can occur without a further redesignation application first being approved by Council.

The purpose of R-RUR district is to provide for residential uses in a rural setting on parcels, which can accommodate limited agricultural pursuits. The minimum parcel size in R-RUR is 1.60 hectares (3.95 acres), which means that the ultimate ± 4.05 hectares (± 10.00 acres) parcel size proposed to be accommodated through this application and the future boundary adjustment, would be in accordance with the requirements of the *Land Use Bylaw*.

COMMUNICATIONS / ENGAGEMENT

Consultation was conducted in accordance with statutory requirements and County Policy C-327.

IMPLICATIONS

Financial

No financial implications identified at this time.

STRATEGIC ALIGNMENT

This report is a statutory obligation under the *Municipal Government Act*.

ATTACHMENTS

Attachment A: Map Set
Attachment B: Application Information
Attachment C: Application Referral Responses
Attachment D: Public Submissions [None Received]
Attachment E: Policy Review
Attachment F: Bylaw C-8508-2024