



PLANNING REPORT
2nd & 3rd Reading – COUNCIL
December 3rd, 2019

BYLAW #: 2019-22	File No: LU2019-07
Legal Description: Plan 001 2255, Block 1 SE-7-23-25-W4	TITLED AREA: +/- 2.51 acres +/- 157.5 acres
EXISTING LAND USE DISTRICT: Country Residential and Agricultural General and Agricultural General and Country Residential	PROPOSED LAND USE DISTRICT: Country Residential and Agricultural General
The purpose of this application is to redesignate the portions of a recent boundary adjustment to ensure the land uses are synonymous within their respective boundaries.	

LOCATION:

Adjacent to Range Road 255, approximately 9 kilometers north of Carseland.

BACKGROUND INFORMATION:

These parcels received conditional approval for subdivision on July 9, 2019 and at the time of writing the report, all but one condition has been met. One of the conditions for endorsement was for the applicant to apply to redesignate the lands removed from Plan 001 2255, Block 1 to Agricultural General and to redesignate the lands added to Plan 001 2255, Block 1 to Country Residential to align with the new property lines. This bylaw is the result of that application. First reading was granted to this bylaw on November 5th, 2019.

POLICY ANALYSIS:

Interim Regional Evaluation Framework (IREF):

This parcel is outside of the CMRB plan area, therefore it was not circulated to the Board for review.

South Saskatchewan Regional Plan (SSRP):

The application generally aligns with the SSRP. It is aligning the land use districts with the adjusted boundaries, and with the existing land uses. Cultivated land is proposed to be redesignated to Agricultural General District and residentially developed land is proposed to be redesignated to Country Residential District. This supports the policies within the SSRP to maintain and support the region's agricultural land base.

Regional Growth Management Strategy Plan (RGMS):

The application aligns with the RGMS. It is redistricting land to Agricultural General District and limits the amount of land removed from agricultural use. This directly supports the goals and policies under the Agriculture theme of the RGMS.

Municipal Development Plan (MDP):

The application aligns with the MDP. As with the RGMS, the land being redistricted to agricultural general and the limited amount of land being redistricted to country residential supports the agricultural

objectives and policies. Conflict between land uses is likely to be minimal, as these properties have had a similar configuration for several years.

Land Use Bylaw:

The application aims to align the existing and proposed land uses with their appropriate land use district. Please see below for the uses within the Agricultural General and Country Residential districts.

Agricultural General

Permitted	Discretionary
Accessory Building / Structure	Abattoir
Agricultural Operation ¹	Agricultural Processing – Major
Agricultural Processing – Minor	Bed and Breakfast
Dwelling, Clustered Farm	Composting Facility
Dwelling, Manufactured	Day Home
Dwelling, Modular	Dwelling, Accessory
Dwelling, Moved On	Dwelling, Temporary
Dwelling, Secondary Suite	Equestrian Centre
Dwelling, Single Detached	Farm Gate Sales
Farm Building	Greenhouse, Public
Greenhouse, Private	Home-Based Business, Type 2
Shipping Container	Home-Based Business, Type 3
Signs not requiring a Development Permit ¹	Kennel
Solar Panel, Ground Mount ¹	Nursery
Solar Panel, Structure Mount ¹	Shooting Range, Minor
Stripping and Grading ¹	Signs requiring a Development Permit [^]
WECS (micro) ¹	Stockpile
WECS (Category 1) ¹	Tower

Country Residential

Permitted	Discretionary
Accessory Building / Structure	Bed and Breakfast
Agricultural Operation ²	Dwelling, Accessory
Agricultural Processing - Minor	Dwelling, Temporary
Day Home	Equestrian Centre
Dwelling, Duplex	Farm Gate Sales
Dwelling, Manufactured	Kennel
Dwelling, Modular	Home-Based Business, Type 3
Dwelling, Moved On	Market Garden
Dwelling, Secondary Suite	Nursery
Dwelling, Semi-Detached	Show Home
Dwelling, Single Detached	Signs requiring a Development Permit [^]
Farm Building ²	Tower
Greenhouse, Private	
Home-Based Business, Type 2	

Shipping Container	
Signs not requiring a Development Permit ¹	
Solar Panel, Ground Mount ¹	
Solar Panel, Structure Mount ¹	
Stripping and Grading ¹	
WECS (micro) ¹	
WECS (Category 1) ¹	

CIRCULATION COMMENTS:

EXTERNAL AGENCIES	COMMENTS
AB Community Development	No concerns
AB Culture and Tourism	No concerns
AER	No concerns
AHS	I would like to confirm that Alberta Health Services, Environmental Public Health has received and reviewed the above-noted application. Provided that water and waste water systems are within their proposed property boundaries, and meet construction and setback requirements, we do not have any concerns.
ATCO Gas	No objection
ATCO Pipelines	No objection
CPR	No concerns
Ember Resources	No concerns
Fortis Alberta	No concerns
TELUS Network Planning	No objections
WID	WID has no objections to the subdivisions, however would like to advise that any future development where our pipeline is located, will have to abide by the setbacks from WID's works. Staff clarified this was a redesignation application. WID still wished the comments to be put forward.
INTERNAL DEPARTMENTS	
Agriculture & Environmental Services	No comments
Emergency Services	No comment
Protective Services	No comment
Development Services	No concerns
Transportation & Infrastructure Services	No concerns

OPTIONS:

Option #1: THAT Second and Third Reading of Bylaw 2019-22 be granted.

Motion #1 THAT Bylaw 2019-22 be given Second Reading.

Motion #2 THAT Bylaw 2019-22 be given Third Reading.

Option #2: THAT Bylaw 2019-22 be refused.

Motion #1 THAT First Reading of Bylaw 2019-22 be rescinded.

Option #3 THAT Council approve an alternate recommendation.

RECOMMENDATION

Staff is recommending Option #1 - Approval for the following reasons:

- The proposal generally aligns with the SSRP, RGMS and MDP in terms of what is proposed.
- The proposal aligns with the LUB Country Residential District and Agricultural General District rules and regulations.

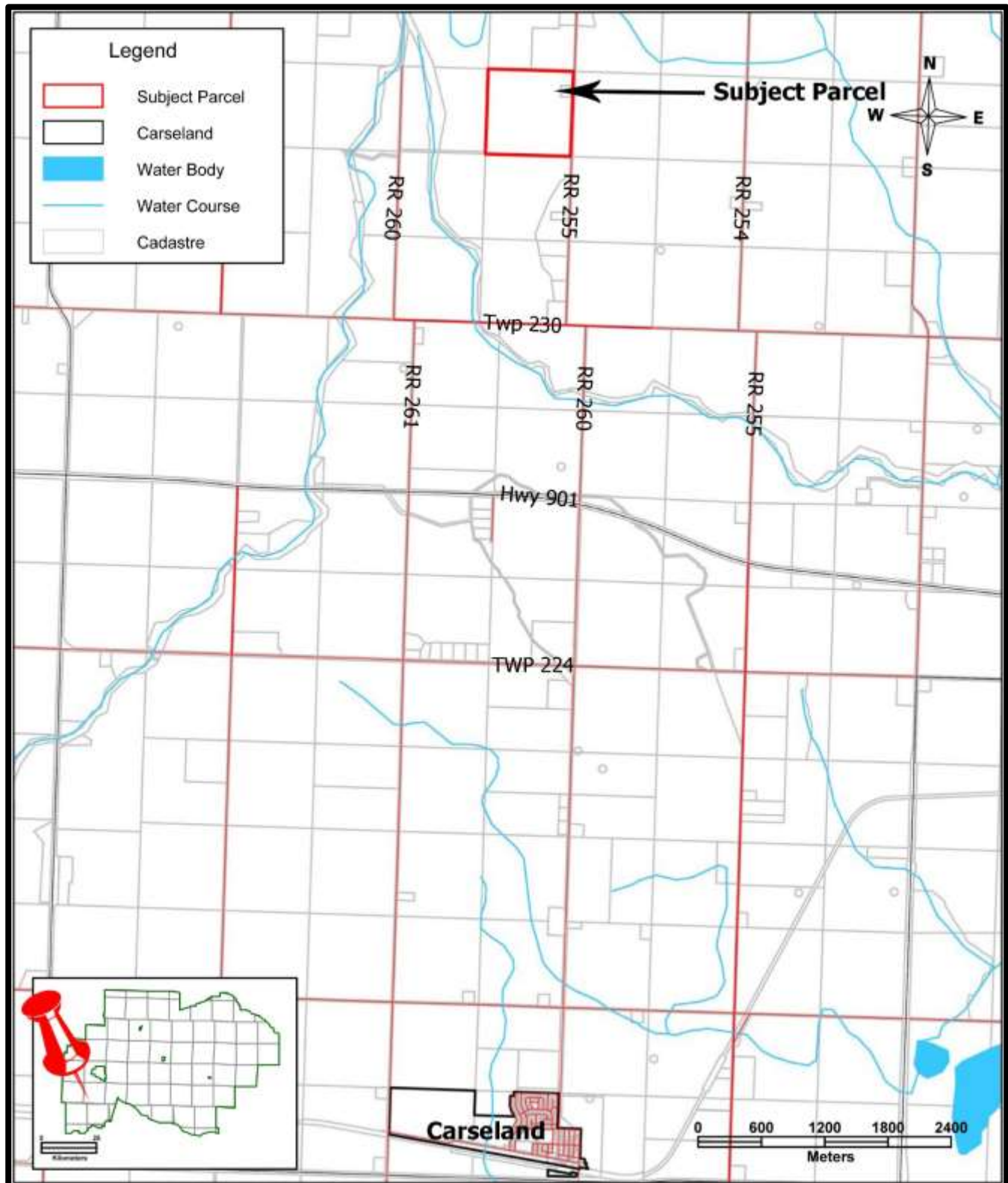
Respectfully submitted,



Megan Williams, Planner II
Planning and Development Department



LOCATION PLAN



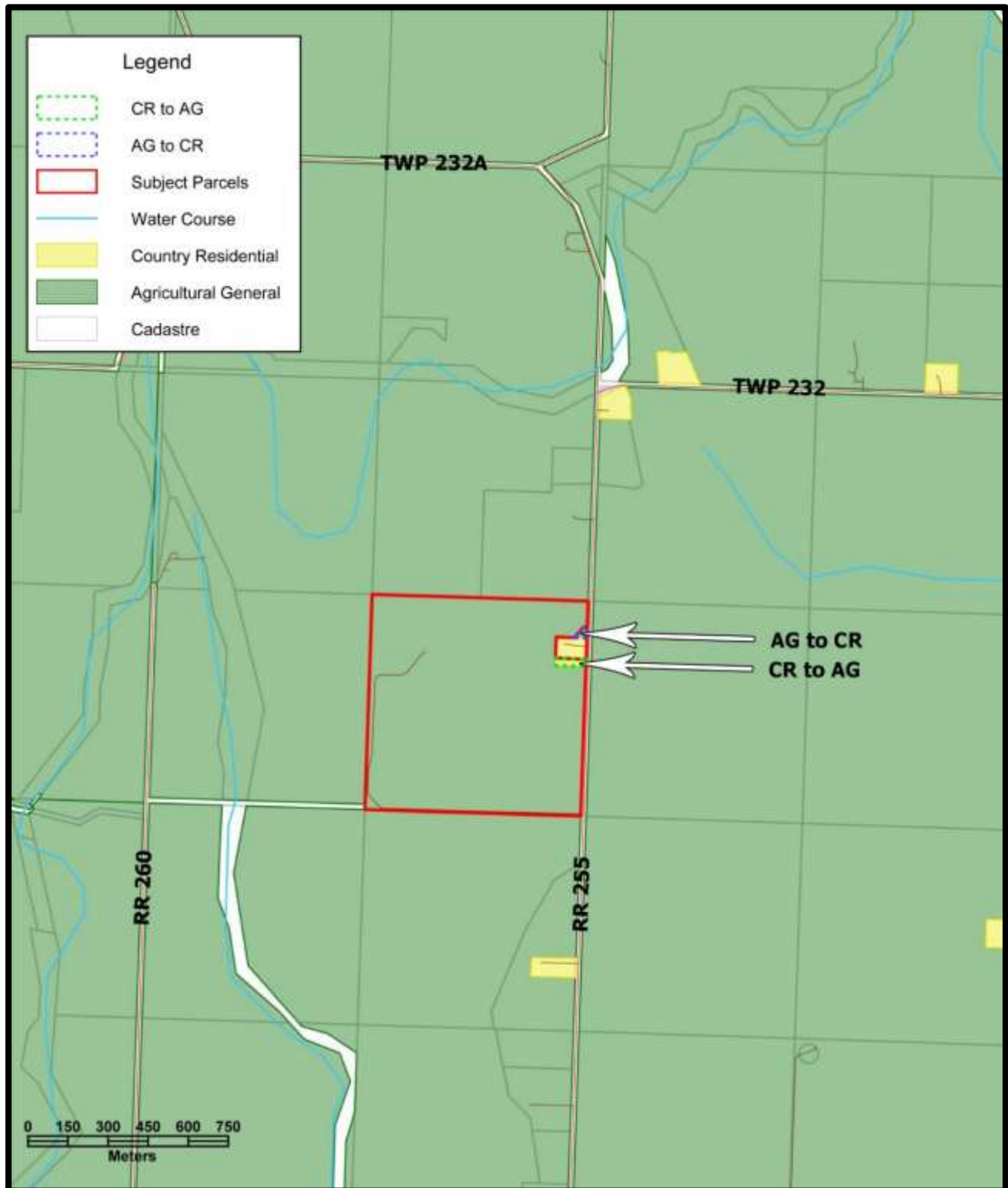


AERIAL IMAGERY





LAND USE CONTEXT





CIRCULATION AREA

