

# Wheatland County

## Request for Decision

Regular Council Meeting

April 21, 2020

Report prepared by: Graham Allison



### Bylaw 2020-11

<b>File Number:</b>	LU2020-05
<b>Proposal:</b>	To redesignate +/- 4.20 acres from Agricultural General (AG) District to Country Residential (C-R) District within NE-5-23-22-W4M
<b>Location:</b>	Adjacent to Range Road 224, approximately 4.7 miles (7.5 kilometre) north of Gleichen
<b>Legal Description:</b>	NE-5-23-22-W4M
<b>Title Area:</b>	160 acres
<b>Existing Land Use:</b>	Agricultural General (AG) District
<b>Proposed Land Use:</b>	Country Residential (CR) District

### Report

The purpose of this application is to redesignate +/-4.20 acres from Agricultural General (AG) District to Country Residential (CR) District in order to facilitate a future subdivision. The parcel is located adjacent to Range Road 224 and has an existing access. The area to be redesignated contains a private dwelling which is serviced by a private well and private sewage disposal system. The remainder of the quarter section will remain agricultural and there are no plans for further development.

### Recommendation from Administration

#### THAT Council Approve Bylaw 2020-11:

- Resolution 1: THAT Council undertake the Public Hearing for Bylaw 2020-11 - this being a bylaw to redesignate +/- 4.20 acres of NE-5-23-22-W4M from Agricultural General District to Country Residential District.
- Resolution 2: THAT Council move Second Reading of Bylaw 2020-11, this being a bylaw to redesignate +/- 4.20 acres of NE-5-23-22-W4M from Agricultural General District to Country Residential District.
- Resolution 3: THAT Council move Third Reading of Bylaw 2020-11, this being a bylaw to redesignate +/- 4.20 acres of NE-5-23-22-W4M from Agricultural General District to Country Residential District.

### Policy Analysis

#### **Interim Regional Evaluation Framework:**

The proposed subdivision is not within the Calgary Metropolitan Regional Board plan area.

#### **South Saskatchewan Regional Plan (SSRP):**

A major objective of the South Saskatchewan regional plan (SSRP) is to ensure that region's agricultural industry is maintained and diversified. The implementation strategies related this objective aim to "Maintain

an agricultural land base by reducing the fragmentation and conversion of agricultural land” by discouraging development on productive land and development that fragments contiguous agricultural parcels. Wheatland County’s Municipal Development Plan (MDP) and Regional Growth Management Strategy (RGMS) align with the goals and implementation strategies outlined in the SSRP.

Section 5 for Economy for Efficient Use of Land, looks at how lands are used and developed efficiently and reducing the amount of land area being built up. The MDP and RGMS both address this through policies in the Agricultural and Community Development and Residential development sections. This proposal aligns with the SSRP. It is maintaining the agricultural land base by not fragmenting or developing cultivated land. The proposed parcel contains an existing dwelling with no further plans for development.

**Regional Growth Management Strategy (RGMS):**

Section 3.2.4 of the Regional Growth Management Strategy aims to protect existing agricultural land and minimize fragmentation of cultivated parcels. This redesignation and the subsequent subdivision will not be converting any farmland, as the proposed redesignation already contains a dwelling with no future plans for development.

**Municipal Development Plan (MDP):**

Under Section 3.1 Agriculture, the proposal aligns with policy 3.1.1.2 and 3.1.1.3 by neither contributing to the reduction nor fragmentation of agricultural lands. The proposed redesignation will remain in agricultural use with a proposed dwelling. The proposal aligns with the MDP. It supports the Agricultural section’s objectives and policies through maintaining the agricultural land use by not removing or fragmenting agricultural land.

**Land Use Bylaw:**

The parcel generally conforms to the Country Residential (CR) district guidelines and no other changes are proposed.

**Technical Review**

**Access:**

Both the proposed parcel and the remainder have existing approaches off Range Road 224.

**Water & Sanitary Servicing:**

The proposed parcel has an existing well and private sewage disposal system.

**Circulation Comments**

Adjacent landowners were circulated within 1 mile (or adjacent parcels if within Hamlet, when applicable) and no comments had been received at the time this report was written.

EXTERNAL AGENCIES	COMMENTS
AB Community Development	No comment.
AB Culture and Tourism	No comment.
AER	No comment.
AHS	No objection.
ATCO Gas	No objection.
ATCO Pipelines	No objection.
CPR	No comment.

Ember Resources	No comment.
Fortis Alberta	No easement is required.
Telus Network	No comment.
WID	No comment.
<b>INTERNAL DEPARTMENTS</b>	
Agricultural/Environmental Services	No comments
Economic Development Services	No concerns
Emergency Services	No comment
Development Services	No comment
Protective Services	No comment
Transportation & Infrastructure Services	No comment

## **Response Options**

### **Option #1     THAT Council Approve Bylaw 2020-11:**

Resolution 1: THAT Council undertake the Public Hearing for Bylaw 2020-11 - this being a bylaw to redesignate +/- 4.20 acres of NE-5-23-22-W4M from Agricultural General District to Country Residential District.

Resolution 2: THAT Council move Second Reading of Bylaw 2020-11, this being a bylaw to redesignate +/- 4.20 acres of NE-5-23-22-W4M from Agricultural General District to Country Residential District.

Resolution 3: THAT Council move Third Reading of Bylaw 2020-11, this being a bylaw to redesignate +/- 4.20 acres of NE-5-23-22-W4M from Agricultural General District to Country Residential District.

### **Option #2     THAT Bylaw 2020-11 be refused:**

Resolution 1: THAT Council move to rescind First Reading of Bylaw 2020-11, this being a bylaw to redesignate +/- 4.20 acres of NE-5-23-22-W4M from Agricultural General District to Country Residential District.

### **Option #3     THAT Council approve an alternate recommendation.**

## **Follow-up Action / Communications**

N/A

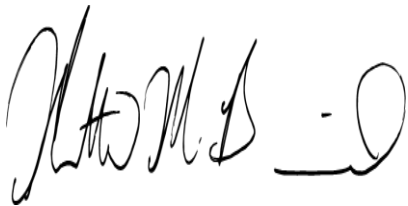
## Report Approval Details

Document Title:	Bylaw 2020-11.docx
Attachments:	- reAttachments for Bylaw 2020-11.docx
Final Approval Date:	Apr 14, 2020

This report and all of its attachments were approved and signed as outlined below:

A handwritten signature in black ink, appearing to read "Sherry Baers". The script is cursive and fluid.

Sherry Baers

A handwritten signature in black ink, appearing to read "Matthew Boscarol". The script is cursive and fluid.

Matthew Boscarol

A handwritten signature in black ink, appearing to read "Brian Henderson". The script is cursive and fluid.

Brian Henderson