

# Wheatland County

## Request for Decision

Regular Council Meeting

April 21, 2020

Report prepared by: Graham Allison



### Bylaw 2020-13

<b>File Number:</b>	LU2020-07
<b>Proposal:</b>	To redesignate +/- 3.31 acres from Agricultural General (AG) District to Country Residential (CR) District within SW-6-24-25-W4M
<b>Location:</b>	Adjacent to Township Road 240, approximately 2.5 miles (4.1 kilometres) east of Cheadle
<b>Legal Description:</b>	SW-6-24-25-W4M
<b>Title Area:</b>	16.3 hectares (40.38 acres)
<b>Existing Land Use:</b>	Agricultural General
<b>Proposed Parcels:</b>	N/A

### Report

The purpose of this application is to redesignate +/-3.31 acres from Agricultural General (AG) District to Country Residential (CR) District to facilitate a future subdivision. The parcel is located adjacent to Township Road 240 with existing access to the proposed parcel and the remaining lands. The proposed parcel contains a private dwelling, which is serviced by a private well and private sewage disposal system, as well as a garage, barn and farm buildings. The remainder parcel also contains a private dwelling that is serviced by a well and private sewage disposal system, as well as a garage and chicken coop. The remainder parcel will remain as Agricultural General (AG) District.

### Recommendation from Administration

#### THAT Council Approve Bylaw 2020-13:

- Resolution 1: THAT Council undertake the Public Hearing for Bylaw 2020-13 - this being a bylaw to redesignate +/- 3.31 acres of SW-6-24-25-W4M from Agricultural General District to Country Residential District.
- Resolution 2: THAT Council move Second Reading of Bylaw 2020-13, this being a bylaw to redesignate +/- 3.31 acres of SW-6-24-25-W4M from Agricultural General District to Country Residential District.
- Resolution 3: THAT Council move Third Reading of Bylaw 2020-13, this being a bylaw to redesignate +/- 3.31 acres of SW-6-24-25-W4M from Agricultural General District to Country Residential District.

## **Policy Analysis**

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

The proposed redesignation is within the Calgary Metropolitan Regional Board plan area, however as it is not amending a statutory document, circulation to the Board was not required.

### **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 parcel already contains a dwelling with no future plans for further 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 area being redesignated is already being used for residential purposes, and the rest of the parcel will remain as agricultural land. 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 Township Road 240.

### **Water & Sanitary Servicing:**

The proposed parcel and the remainder each contain a dwelling that 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.
INTERNAL DEPARTMENTS	
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**

### **OPTIONS:**

Option #1     THAT Council Approve Bylaw 2020-13:

Resolution 1: THAT Council undertake the Public Hearing for Bylaw 2020-13 - this being a bylaw to redesignate +/- 3.31 acres of SW-6-24-25-W4M from Agricultural General District to Country Residential District.

Resolution 2: THAT Council move Second Reading of Bylaw 2020-13, this being a bylaw to redesignate +/- 3.31 acres of SW-6-24-25-W4M from Agricultural General District to Country Residential District.

Resolution 3: THAT Council move Third Reading of Bylaw 2020-13, this being a bylaw to redesignate +/- 3.31 acres of SW-6-24-25-W4M from Agricultural General District to Country Residential District.

Option #2 THAT Bylaw 2020-13 be refused:

Resolution 1: THAT Council move to rescind First Reading of Bylaw 2020-13, this being a bylaw to redesignate +/- 3.31 acres of SW-6-24-25-W4M from Agricultural General District to Country Residential District.

Option #3 THAT Council approve an alternate recommendation.

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

N/A

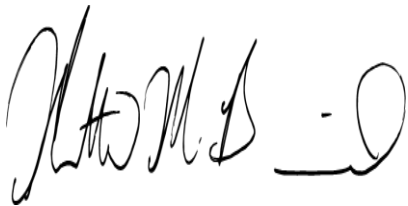
## Report Approval Details

Document Title:	Bylaw 2020-13.docx
Attachments:	- REAttachments for Bylaw 2020-13.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