

**Adoption of a Conceptual Scheme and Bylaw 13-2017 Amendment to Land Use Bylaw 6-2015 (Ward 5)**

**Owners/Applicants:** John & Judy Dixon  
**Legal Description:** N ½ of SW 21-53-21-W4  
**Location:** South of Township Road 534, east of Range Road 214  
**From:** AG Agriculture: General  
**To:** RA Rural Residential/Agriculture

**Report Purpose**

To adopt a Conceptual Scheme for the N ½ of SW 21-53-21-W4 and to give first and second readings to a bylaw that proposes to rezone approximately 32.41 hectares (80.09 acres) of land from AG Agriculture: General zoning district to RA Rural Residential/Agriculture zoning district to support future subdivision of the parcel to create one additional lot in accordance with the Conceptual Scheme.

**Recommendations**

1. THAT the proposed Conceptual Scheme be adopted.
2. THAT Bylaw 13-2017, a bylaw that proposes to rezone approximately 32.41 hectares (80.09 acres) of land in the N ½ of SW 21-53-21-W4 from AG Agriculture: General zoning district to RA Rural Residential/Agriculture zoning district, be given first reading.
3. THAT Bylaw 13-2017 be given second reading.

**Council History**

May 22, 2007 – Council adopted Municipal Development Plan (MDP) Bylaw 1-2007.

March 10, 2015 – Council adopted Land Use Bylaw (LUB) 6-2015 with an effective date of May 11, 2015.

**Strategic Plan Priority Areas**

**Economy:** The proposal supports the strategic priority area of effective and efficient municipal infrastructure as the concept proposes to utilize existing infrastructure.

**Governance:** To meet the strategic goal of public involvement and communicating with the community on issues affecting the County's future, a public information meeting was held on February 9, 2017 for adjacent landowners to provide input into the plan. Further, the Public Hearing provides Council with the opportunity to receive public input prior to making a decision on the proposed Conceptual Scheme and bylaw.

**Social:** n/a

**Culture:** n/a

**Environment:** To meet the strategic priority of protecting our environment and preserving biodiversity, the Conceptual Scheme contemplates conservation of environmentally sensitive areas.

**Other Impacts**

**Policy:** The subject parcel is located within the Agriculture Small Holdings Policy Area of MDP Bylaw 1-2007. The Conceptual Scheme has been prepared in accordance with Conceptual Scheme Policy SER 008-019. The LUB amendment has been prepared in accordance with Redistricting Bylaw Policy SER-008-022.

**Legislative/Legal:** The *Municipal Government Act (MGA)* and the Subdivision and Development Regulation provide the County the ability to adopt Conceptual Schemes. The *MGA* provides that Council may, by bylaw, amend the Land Use Bylaw.

**Interdepartmental:** The proposals have been circulated to internal County departments and external agencies. No objections were received.

### **Summary**

The subject property is located within the Agriculture Small Holdings Policy Area of the MDP. In accordance with MDP policy, a Conceptual Scheme must be prepared prior to rezoning and subdivision. The purpose of a Conceptual Scheme is to provide a framework for the subsequent subdivision, rezoning and/or development of a specific area of land based on conservation design principles. The Conceptual Scheme will establish a plan of future subdivision and ensure that a proposed rezoning and/or subdivision would not prohibit the ability of adjacent lots to be further subdivided in the future.

This Conceptual Scheme contemplates the potential subdivision of the north half of the SW 21-53-21-W4 (32.41 hectares or 80.09 acres) to create one additional lot. A total of three additional lots may be considered on the subject parcel in accordance with County policy. However, at the request of the landowner, this plan only contemplates one additional lot on the subject parcel to maintain larger agricultural lots. The request is consistent with the policy direction of the Agricultural Small Holdings Policy Area to provide opportunity for rural small holdings, intensive agricultural operations and associated residential uses.

Although a Biophysical Assessment was completed for the subject parcel, potential environmental and municipal reserves have not been identified in the proposed Conceptual Scheme. As per Section 663 (b) of the *MGA*, no reserve land is required to be dedicated as the two lots proposed for future subdivision in accordance with this Conceptual Scheme are each greater than 16.0 hectares in size (before land dedication for road widening) and the land is proposed to be used for agricultural purposes only. Any future subdivision of the subject lands into lots less than 16.0 hectares in size or an increase in lot density resulting from an amendment to this Conceptual Scheme may require dedication of municipal and/or environmental reserve at the time of subdivision in accordance with the *MGA* and County policy in effect at the time of subdivision application. In the event that reserve dedications are triggered, they shall be dedicated in accordance with the information provided in the Biophysical Assessment and illustrated in Figure 4 of this Conceptual Scheme (Enclosure 4).

A public information meeting was held on February 9, 2017 for affected and adjacent landowners. No objections were received.

### **Communication Plan**

Letter, newspaper advertisement

### **Enclosures**

- 1 Rural Location Map
- 2 Location Map
- 3 Notification Map
- 4 Conceptual Scheme
- 5 Bylaw 13-2017
- 6 Air Photo