


**MISCELLANEOUS PLANNING ITEM  
PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
SECOND & THIRD READING TO BYLAW 27/2024  
June 26, 2024**

<b>APPLICATION INFORMATION</b>		<b>FILE NO. 24R010</b>
	<b>LEGAL DESCRIPTION:</b> Ptn. SW 06-18-28 W4M	
	<b>LANDOWNER:</b> West View Hutterian Brethren	
	<b>AGENT:</b> Ben Waldner	
	<b>AREA OF SUBJECT LANDS:</b> 158.03	
	<b>CURRENT LAND USE:</b> Agricultural District	
	<b>PROPOSED LAND USE:</b> Country Residential District	
<b>NUMBER &amp; SIZE OF PROPOSED NEW PARCELS:</b> 1 x +/- 4.94 acre parcel		
<b>PROPOSAL:</b> Application for the redesignation of a 4.94 +/- acre portion of SW-06-18-28 W4M from Agricultural District to Country Residential District to allow for the future subdivision of one 4.94 +/- acre Country Residential first parcel out, leaving a 153.09 +/- acre Agricultural District balance		
<b>LOCATION:</b> The subject parcel is located directly north of Highway 540 E and directly east of 104 St E, approximately 760m west of Highway 2 and 3.2km north of the Hamlet of Cayley.		
<b>DIVISION NO:</b> 1		<b>COUNCILLOR:</b> Rob Siewert
<b>FILE MANAGER:</b> Brittany Smith		

**PURPOSE OF REQUEST:**

Request for Council to provide second and third reading to Bylaw 27/2024.

**BACKGROUND:**

**May 15, 2024:** Council granted 1<sup>st</sup> reading to Bylaw 27/2024 authorizing the redesignation of a portion of SW 06-18-28 W4M from Agriculture District to Country Residential District to allow for the future subdivision of one +/- 4.94-acre Country Residential first parcel out with a +/- 153.09 acre Agricultural District balance parcel.

**Note:** an excerpt from the May 15, 2024 council meeting minutes outlining this decision is included under Appendix B of this staff report.

**CONDITIONS TO BE MET AT REDESIGNATION:**

All conditions of 1<sup>st</sup> reading have been completed.

**COUNCIL ACTION REQUESTED:**

Council is respectfully requested to consider granting 2<sup>nd</sup> and 3<sup>rd</sup> reading to Bylaw 27/2024 authorizing the redesignation of a portion of SW 06-18-28 W4M from Agriculture District to Country Residential District to allow for the future subdivision of one +/- 4.94 acre Country Residential District first parcel out with an approximate +/- 153.09 acre Agriculture District balance parcel.

## **APPENDICES:**

### **APPENDIX A:**

LOCATION MAP

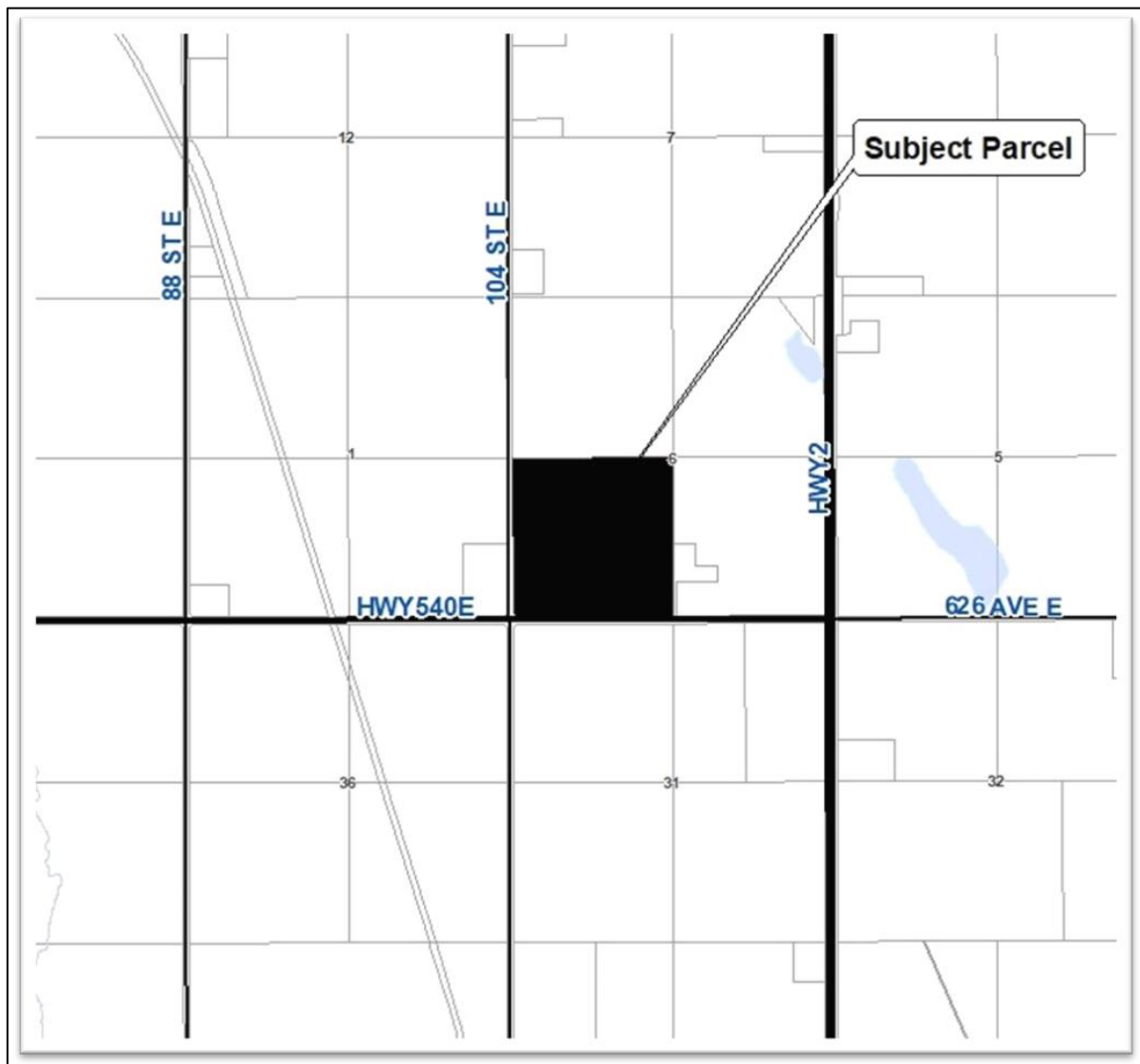
SITE PLAN

ORTHO PHOTO

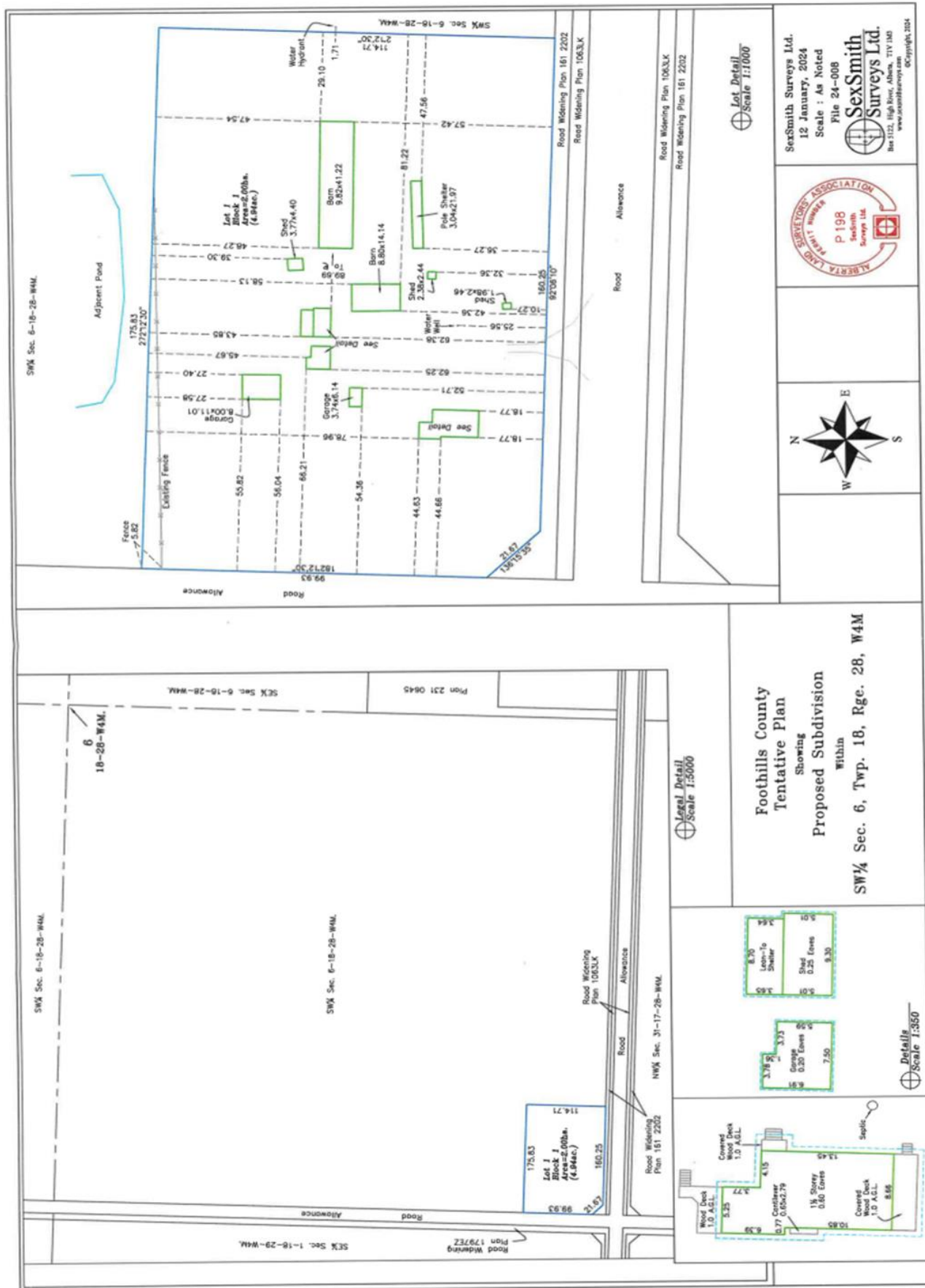
### **APPENDIX B:**

Excerpt from the May 15, 2024, Council meeting minutes

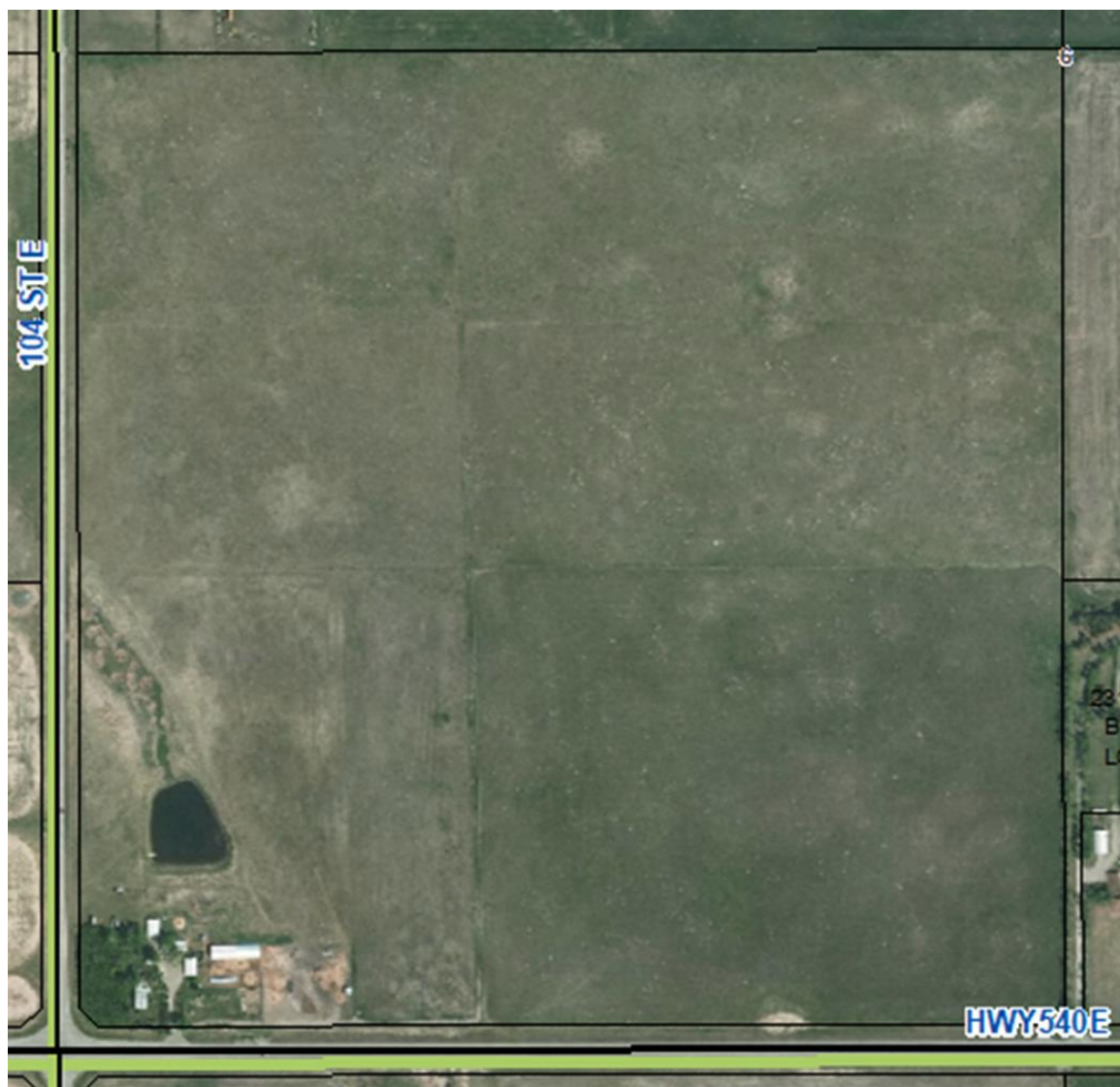
## **APPENDIX A: LOCATION MAP**



## APPENDIX A: SITE PLAN



## APPENDIX A: ORTHO PHOTO



## **APPENDIX B: EXCERPT FROM THE DECEMBER 6, 2023 COUNCIL MEETING MINUTES**

Bylaw 27/2024 was introduced into the meeting to authorize the redesignation of a portion of SW 06-18-28 W4M from Agricultural District to Country Residential District to allow for the future subdivision of one 4.94 +/- acre Country Residential District first parcel out, leaving a 153.09 +/- acre Agricultural District balance parcel. The excess buildings and existing structures that do not meet current setbacks are acknowledged as non-conforming;

In their consideration of the criteria noted in Agriculture Policy 5 of the MDP2010, Council is of the opinion that allowing the first parcel out of the subject lands would not be detrimental to the agricultural nature of the area. Further, the application falls within the density provisions and lot size restrictions of the Country Residential District within the County's Land Use Bylaw.

Prior to further consideration of the bylaw, the applicant will be required to submit the following:

1. Landowners are to fully execute and comply with all requirements as outlined within the Municipal Development Agreement for the purposes of payment of the community sustainability fee and any other necessary municipal and on-site improvements as required by Council and the Public Works department;
2. Final redesignation application fees to be submitted; and
3. Submission of an executed subdivision application and the necessary fees.