



AGENDA ITEM

AMENDMENTS TO THE MUNICIPAL DEVELOPMENT PLAN

Bylaw 1301-19

August 8, 2019

BACKGROUND

The County's subdivision policy in the Agricultural "A" District is outlined in the Municipal Development Plan (MDP) in Section 3 - Our Agricultural Community. There are generally three types of subdivision allowed; first parcel out, fragmented parcel and agricultural subdivisions. The rules and regulations for these three subdivision types are all outlined by policy. One of the types of subdivisions that is not covered by policy is boundary adjustments. Lacombe County has allowed boundary adjustments to be considered since they took over subdivision approval from the Red Deer Planning Agency in the 1990's. The Planning Agency also allowed a variety of boundary adjustments during their time approving subdivisions prior to the County becoming the approving authority.

Over the past several years the County has been receiving a variety of different boundary adjustment applications where the landowners were trying to align their parcel boundaries to meet their farming practices; and in some cases create separate title to redundant parcels to allow for them to be separated from the farming practices. Some of the applications reduced the number of titles total to create larger tracts of land under title. In all cases, no additional titles were created.

With the increase in boundary adjustment applications, Council directed staff to develop a policy that restricts boundary adjustments to only those properties where other subdivision regulations are met.

As a result of this recommendation, staff brought forward Bylaw 1301/19 at the July 11th Council Meeting which proposes to amend the MDP to create policy to address boundary adjustments to ensure they meet current MDP policies. Council gave Bylaw 1301/19 First Reading at this meeting. A copy of the Bylaw is attached as Schedule A.

SUMMARY OF PROPOSED AMENDMENTS

The following is a summary of amendments being brought forward.

Policy 3.8 Boundary Adjustments

Boundary adjustments are necessary from time to time to help address encroachment issues, correct boundary alignment complications, allow for existing acreages to reduce the size of their parcel putting more land back into the farming operation, and for a variety of other reasons. The purpose of this policy is to ensure that where boundary adjustments are requested that they still will conform to the subdivision policies of this section.

AG 3.8.1

A boundary adjustment of an existing subdivision or quarter section line may be considered if the following criteria are met:

- a) the boundary adjustment conforms to other subdivision policies in this Section; and
/or
- b) the boundary adjustment results in no increase in the size of either parcel.

NOTICE OF PUBLIC HEARING

In accordance with the requirements of the *Municipal Government Act*, notice of the public hearing was published in the following newspapers:

| | |
|---------------------|---------------------------------|
| Lacombe County News | July 19, 2019 |
| Lacombe Globe | July 25, 2019 &, August 1, 2019 |
| Sylvan Lake News | July 25, 2019 & August 1, 2019 |
| Eckville Echo | July 25, 2019 & August 1, 2019 |
| Lacombe Express | July 25, 2019 & August 1, 2019 |
| Rimbey Review | July 23, 2019 & July 30, 2019 |
| Bashaw Star | July 24, 2019 & July 31, 2019 |
| The Chautauqua | August 2, 2019 |

RESPONSES

Camrose County, City of Lacombe, Town of Sylvan Lake, all had no objections to the proposed amendments

REVIEWED BY: Dale Freitag, Director of Planning Services

REVIEWED BY: Tim Timmons, County Manager

