

A reciprocal access agreement would be required between the two properties to share the existing driveway. This would nullify any loss of farmland that would be caused by allowing the eastern-most home on the remnant lot to gain a new access to the west of the existing driveway. Should the homesite lot ever need a sanitary sewer service, the sewer main on Hartman Road would have to be extended to the new property line.

Map 1 – Property



Map 2 – Proposed Subdivision



2.1 Neighbourhood Context

The subject property is located in the Rutland Sector of the city. Farmland sits to the west, while more urban uses surround the property to the north, west and south. Specifically, a single family subdivision sits to the north, a row housing development sits to the west, Rutland Elementary School sits to the south, and sports fields sit to the southwest.

Zoning and land uses adjacent to the property are as follows:

Table 1: Zoning and Land Use of Adjacent Property

Direction	Zoning	ALR	Land Use
North	RR ₃ – Rural Residential 3	No	Single Family Homes
South	P ₂ – Education and Minor Institutional	Yes	Rutland Elementary School
East	A ₁ – Agriculture 1	Yes	Agriculture / Rural Residential
West	RM ₃ – Agriculture 1	No	Row Housing

The lot has a future land use designation of S₂RES – Single / Two Unit Dwelling, and is within the City's Permanent Growth Boundary (PGB). This would suggest the City views this ALR lot as having development potential. However, since the existing Official Community Plan (OCP) was published, the City has published an Agriculture Plan which contains policy that even more firmly supports the preservation of Agricultural Land. Based on this policy, staff would not support any application to exclude the land from the ALR, nor any rezoning away from A₁ – Agriculture 1. It is expected that the future land use designation of this lot, and the boundary of the PGB will change with the upcoming OCP to reflect this strengthening in policy.

3.0 Development Planning

The City's Agriculture Plan recommends continued support for homesite severance applications consistent with ALC Policy L-11, which allows farmers owning ALR land since at least December 21, 1972 to dispose of the farm while retaining a homesite on the land. ALC policies state that consideration of any homesite severance should be reviewed in the context of the overall agricultural integrity of the parcel. Specifically, policy states that the homesite parcel should be minimized in size, and located such that it does not hamper the operation of the remaining farm. In this case, the proposed subdivision meets both of these criteria. This being the case, Development Planning supports the proposed homesite severance subdivision.

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Attachments:

Schedule A – ALR Application with Supplementary Information

Schedule B – Proposed Homesite Severance Subdivision

Schedule C – Agricultural Land Commission Policy L-11 – Homesite Severance on ALR Lands