

Municipal District of Bighorn No. 8
Public Hearing
Tuesday, January 11, 2022, at 6:30 p.m.
Held Virtually

RE: Bylaw 21-Z/21, a bylaw to amend the Municipal District of Bighorn Land Use Bylaw (Redistrict the NW Sec. 24, Twp. 26, Rge. 7, W5M from Agricultural Conservation District – AC to Small Holdings District – SH).

Present: Reeve Lisa Rosvold (Chair)
Deputy Reeve Paul Clark
Councillor Joss Elford
Councillor Jen Smith
Councillor Rick Tuza

M.D. Administration:

Robert Ellis, C.A.O.
Lana Hill, Facilitator
Jenny Kasprowicz, Development Planner
Jared Kassel, Director of Planning Services
Leslie Rea, Executive Assistant, Facilitator
Lynda Gale, Recording Secretary

Gallery:

Greg Birch, Birch Consulting
Richard Blair
Ann McKendrick-McNabb

Call to Order

Reeve Rosvold called the meeting to order at 6:31 p.m.

Purpose of the Hearing and Introduction of the Proposal

1. Reeve Rosvold spoke to the purpose of the Public Hearing, which was to hear public comments on Bylaw 21-Z/21, a bylaw to amend the Municipal District of Bighorn Land Use Bylaw (redistrict the NW Sec. 24, Twp. 26, Rge. 7, W5M from Agricultural Conservation District – AC to Small Holdings District – SH).

MOVED by Councillor Smith to commence the Public Hearing for Bylaw 21-Z/21.

CARRIED

Administrative Report

The Development Planner read from a prepared statement which forms part of these minutes and is attached as Schedule 'A'.

The Development Planner referred to a map, which forms part of these minutes and is attached as Schedule ‘B.’

The Development Planner said one response was received from A. McNabb which forms part of these minutes and is attached as Schedule ‘C.’

Applicant’s Presentation

G. Birch gave a presentation which forms part of these minutes and is attached as Schedule ‘D.’

In Support

Reeve Rosvold asked if there was anyone who wished to speak in support.

Ann McKendrick-McNabb introduced herself to Council and said she owned McKendrick Ranches, to the east of the applicant’s land. She said she is aware that MD policy allows for this type of development. She said she has asked when the application is at the appropriate stage, to look at the water, as her property has water coming from Baymar Creek. Ms. McNabb said Mr. Blair has been good at communicating that the water will be available to her ranch. She said she does not have any other concerns.

In Opposition

Reeve Rosvold asked if there was anyone who wished to speak in opposition.

There was no one to speak in opposition.

Other Submissions

Reeve Rosvold asked Administration if they had received any other written or oral submissions regarding Bylaw 21-Z/21.

There were no other submissions.

Final Questions of Administration

There were none.

Hearing Closure

The Reeve declared the Public Hearing closed at 6:45 p.m.



Reeve



Secretary

Schedule	Item
A	Development Planner Presentation
B	Development Planner - Map

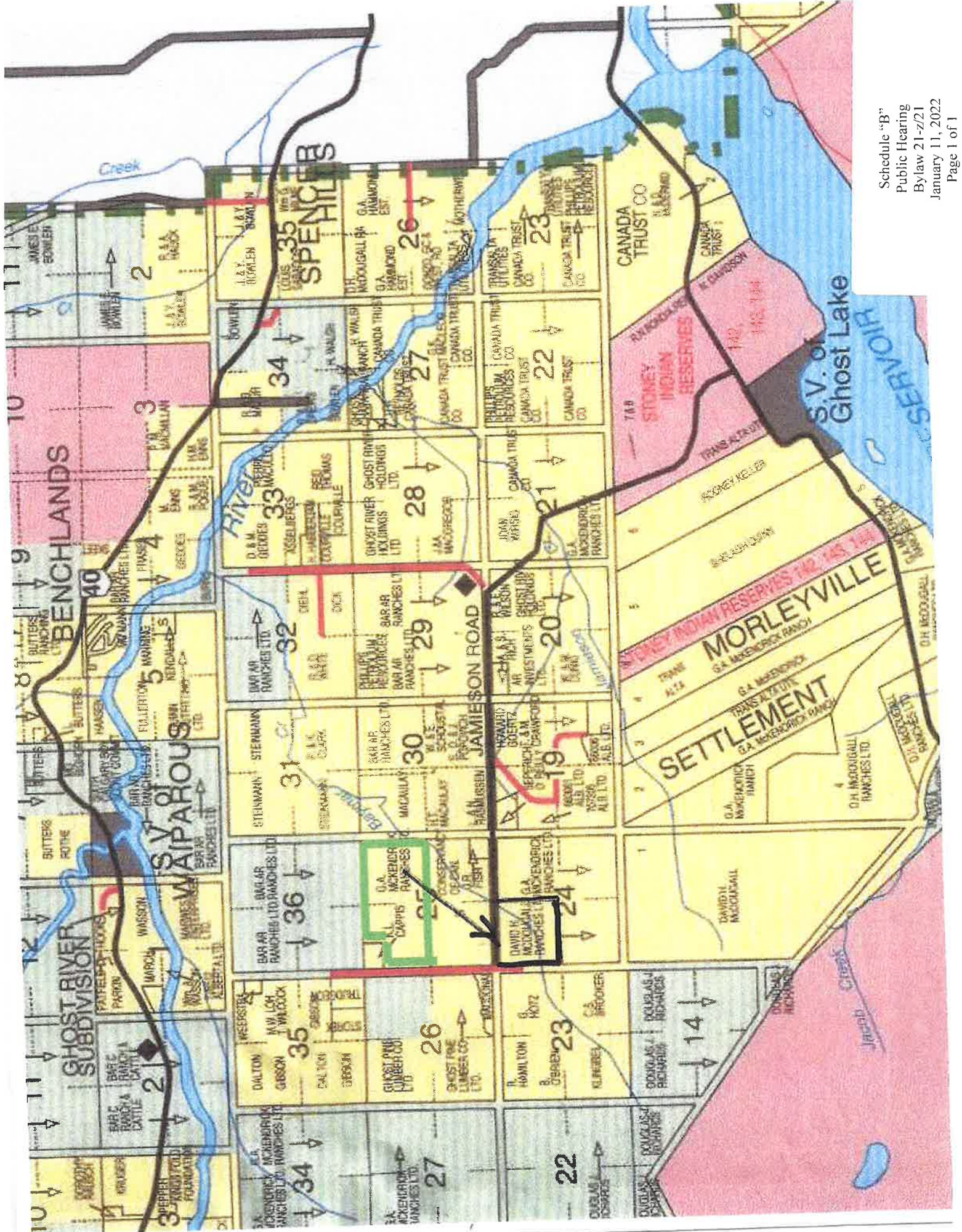
C	McKendrick-McNabb – Response Letter
D	Birch Consulting Presentation

Bylaw 21-Z/21 Speaking Notes:

The MD received a Land Use Bylaw amendment application from the landowner to redistrict the NW 24-26-7-W5M from the Agriculture Conservation District (AC) to the Small Holdings District (SH). The parcel is located at the west end of Jamieson Road within the Agriculture Conservation District. The quarter section is within the Small Holdings Policy Area according to Figure 2 of the MD of Bighorn Municipal Development Plan.

The quarter section has a long record of ranching use and use of the property for livestock grazing continues today. Baymar Creek flows through the quarter section.

The application was advertised for two consecutive weeks in the Cochrane Eagle newspaper, sent to adjacent landowners by mail, and posted on the municipal website. The MD received one submission for the Public Hearing from an adjacent landowner.



From: [Ann McNabb](#)
To: [Main](#)
Subject: BYLAW NO. 21-Z/21, A BYLAW TO AMEND THE MUNICIPAL DISTRICT OF BIGHORN LAND USE BYLAW (REDISTRIBUTE THE NW SEC. 24, TWP. 26, RGE. 7, W5M FROM AGRICULTURAL CONSERVATION DISTRICT - AC TO SMALL HOLDINGS DISTRICT - SH)
Date: Tuesday, January 4, 2022 7:34:55 PM

We request to attend by video Jan 11, 2022 Public Hearing for

BYLAW NO. 21-Z/21, A BYLAW TO AMEND THE MUNICIPAL DISTRICT OF BIGHORN LAND USE BYLAW (REDISTRIBUTE THE NW SEC. 24, TWP. 26, RGE. 7, W5M FROM AGRICULTURAL CONSERVATION DISTRICT - AC TO SMALL HOLDINGS DISTRICT - SH)

We are immediately to the east NE24-26-7W5M

The area does have other Small Holdings. We believe that a cluster approach would be better utilization of the lands.

We are concerned about the water utilization and availability in the area.

At the appropriate stage of planning and development, we request to be notified and involved in the water supply discussion.

Ann McKendrick McNabb
President McKendrick Ranches Ltd.
Box 264, Cochrane, AB T4C1A5

FOIP

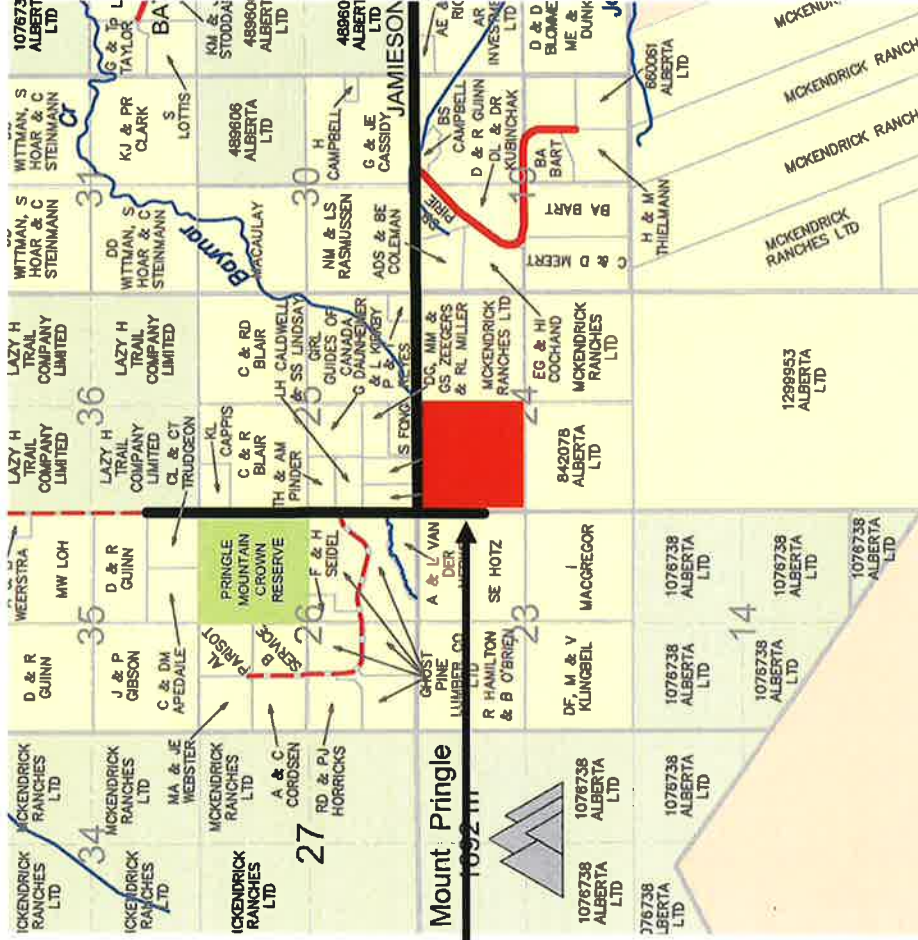
FOIP

MD of Bighorn Bylaw 21-Z/21 (Richard Blair)

Municipal Development Plan Direction

- **Goal of the MD's Small Holdings policy initiative (MDP s. 9.1):** "To allow a higher, but limited amount of subdivision potential within an identified area of the MD of Bighorn."
- **Policy elaboration of that goal (MDP s. 9.2.1):** "The MD of Bighorn will consider the subdivision and development of small holdings within the Small Holdings area identified on Figure 2."
- This quarter section - NW-24-26-7-W5M - is within the small holdings area identified in the Municipal Development Plan.
- **Additional policy direction regarding subdivision potential (MDP s. 9.2.9):** "Within the small holdings area, a quarter section may be subdivided into a maximum of four parcels."

MD of Bighorn Bylaw 21-Z/21 (Richard Blair)



NW-24-26-7-W5M

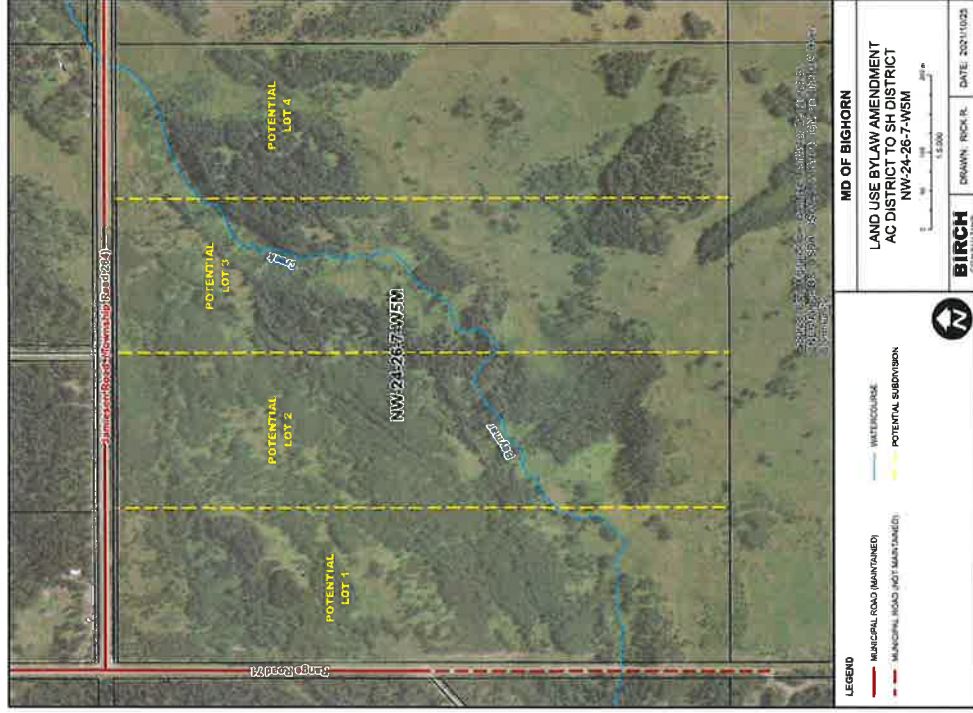
Mount Pringle

MD of Bighorn Bylaw 21-Z/21 (Richard Blair)



Birch Consulting - November 26, 2021

MD of Bighorn Bylaw 21-Z/21 (Richard Blair)



Birch Consulting - November 26, 2021

MD of Bighorn Bylaw 21-Z/21 (Richard Blair)

Conclusions:

- The subject quarter section is within the area established by MD of Bighorn Council for small holding subdivisions.
- The landowner, Richard Blair, wants to subdivide the quarter section into a typical small holding subdivision of four parcels per quarter section.
- The details of the subdivision design and approval, including the locations of the new road approaches for each lot, will be defined at the subdivision application stage and through the subdivision decision.
- Similarly, the protection of Baymar Creek, ephemeral in this quarter, will be determined at subdivision, such as through an environmental reserve easement.
- There is nothing unusual about the quarter section that would indicate that this quarter section should not be subdivided.
- What we are requesting today is the amendment of the Land Use Bylaw to re-district NW-24-26-7-W5M from the current Agriculture Conservation District (AC) to Small Holdings District (SH). This will allow the subdivision application.