

GUIDELINE TO DETERMINE INCLUSION OF STRIP OF FARMLAND POLICY #61.1.10

POLICY STATEMENT

Both the Municipal Development Plan (MDP) and the Land Use By-law allow a single residential parcel to be subdivided out of a complete quarter section of agricultural land. However, the MDP limits the subdivision to the residence and related improvements, and the Land Use Bylaw defines this as excluding any land which is in agricultural production.

Applicants for subdivision approval often argue that a narrow strip of land between the yard site and the boundary of the quarter section is too small to farm, so it should be included in the subdivision.

This Policy sets out guidelines for the inclusion or exclusion of such narrow strips of land. It is intended to be used by:

1. Staff, when advising landowners about the County's subdivision policies;
2. Council, in its role as Subdivision Authority; and
3. The Subdivision and Development Appeal Board.

REVISION DATE:	ORIGINAL COUNCIL APPROVAL DATE:	REF. PAGE NO.	NUMBER:
	February 10, 2004	2004/36 PD	1 of 2
ADMINISTRATIVELY REVIEWED: November 2018			

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PROCEDURES

The following guidelines are to be used to determine whether a strip of farm land between a yard site and the boundary of the quarter section may be included in a proposed yard site subdivision.

Present Use of Land	Guideline
Hay or Crop Production	If the strip is less than 50 metres wide it may be included in the subdivision. (Anything narrower makes it difficult to maneuver farm equipment)
Pasture	<p>If the strip is less than 50 metres wide it may be included in the subdivision. (Fencing a long narrow strip of pasture is uneconomic)</p> <p>If the strip is less than 100 metres wide, and is separated from the farm land by a significant barrier such as a water body, a mature shelterbelt, or power poles, it may be included in the subdivision. (These obstacles make it difficult to farm)</p>
Slough	<p>If the adjacent farm land is used for pasture, the slough must be left with the farm. (A slough has value for stock watering)</p> <p>If the adjacent farm land is used for crop or hay, the slough may be included in the subdivision. (Better fire control in slough margin)</p>
Mature Tree Cover	The strip may be included in the subdivision if it is less than 100 metres wide. (Anything less is not worth clearing and breaking. There is also a public benefit in preserving tree cover for water management and wildlife habitat)

REVISION DATE:	ORIGINAL COUNCIL APPROVAL DATE:	REF. PAGE NO.	NUMBER:
	February 10, 2004	2004/36 PD	2 of 2
ADMINISTRATIVELY REVIEWED: November 2018			