



WHEATLAND COUNTY

Municipal Planning Commission Meeting Agenda

March 10, 2020, 9:00 a.m.

| | Pages |
|---|-------|
| 1. CALL TO ORDER AND RELATED BUSINESS | |
| 1.1 Call To Order | |
| Note: meetings are recorded and may be posted on the official Wheatland County website and/or via social media. | |
| 1.2 Adoption of Agenda | |
| 1.3 Adoption of Minutes | |
| 1. Unapproved Minutes - February 11, 2020 | 3 |
| 2. DEVELOPMENT PERMIT APPLICATIONS | |
| 2.1 DP2020-003 | 6 |
| Legal: Plan 141 2013, Block 2, Lot 1, NW 11-24-22-4 | |
| Proposal: Sign – Identification and Changeable Content | |
| Parcel Size: 4.74 ha (11.71 acres) | |
| 2.2 DP2020-009 | 18 |
| Legal: Plan 191 2083, Block 1, Lot 14 - Gleichen | |
| Proposal: Dwelling, Moved-On | |
| Parcel Size: 11624 sq. ft. | |
| 2.3 DP2020-010 | 30 |
| Legal: Plan Plan 771 0696, Block 9, Lot 19 - Carseland | |
| Proposal: Home Based Business Type 2 (HBB 2) | |
| Parcel Size: 5500 sq. ft. | |
| 2.4 DP2020-013 | 42 |
| Legal: Plan 131 2179, Block 3, Lot 2 within NE-24-22-26-W4M | |
| Proposal: Industrial, Medium | |
| Parcel Size: 6.17 ha (15.23 acres) | |
| 3. SUBDIVISION APPLICATIONS | |
| 3.1 SD2020-001 | 55 |
| Legal: SW-2-24-26-W4M | |
| Proposal: To subdivide a +/- 2.27 acre parcel and consolidate it with an existing 1.57 acre parcel. | |
| 3.2 SD2020-002 | 67 |
| Legal: SE-18-26-18-W4M | |
| Proposal: Subdivide one +/- 10.0 acre parcel from the titled area | |
| 3.3 SD2020-003 | 82 |
| Legal: SW-14-25-25-W4M | |
| Proposal: Subdivide one +/- 10.00 acre parcel from the 160 acre titled area | |

4. OTHER PLANNING MATTERS
5. CLOSED SESSION (IN CAMERA)
6. ADJOURNMENT



WHEATLAND COUNTY

Municipal Planning Commission Meeting Minutes

February 11, 2020, 9:00 a.m.

Members Present: Chair T. Ikert
A. Link
B. Armstrong
J. Wilson
G. Koester
S. Klassen

Members Absent: Vice Chair D. Biggar

Administration: M. Boscariol, GM of Community and Development Services
S. Hayes, Development Officer
M. Soltys, Communications Specialist
D. Bodie, Recording Secretary

1. CALL TO ORDER AND RELATED BUSINESS

1.1 Call To Order

Note: meetings are recorded and may be posted on the official Wheatland County website and/or via social media.

The Chair, T. Ikert, called the meeting to order - time 9:00 AM

1.2 Adoption of Agenda

M. Boscariol added two items to a 'Closed Session (In-Camera)' as per FOIP Act Sec. 16 - Development Matters, as item 3 on the agenda. Adjournment will move to item 4 on the agenda.

RESOLUTION MPC-2020-02-01

Moved by ARMSTRONG

THAT the Municipal Planning Commission approve the agenda as amended.

• Carried

1.3 Adoption of Minutes

1.3.1 Unapproved Minutes - January 20, 2020

RESOLUTION MPC-2020-02-02

Moved by WILSON

THAT the Municipal Planning Commission approved the January 20, 2020 minutes, as presented.

• Carried

2. DEVELOPMENT PERMIT APPLICATIONS

2.1 DP2020-001

Legal: Plan 754N, Block B, Lot 1-5 - Cheadle
Proposal: Dwelling, Accessory
Parcel Size: 1,536.79 m² 16,542.5 ft², (0.38 acres)

S. Hayes, Development Officer, presented the application (Request for Decision) highlighting the following: recommendation – Option #1 to approve DP2020-001, Dwelling, Accessory, subject to conditions noted in Appendix A of the Development Permit Report. (Note: a copy of the Request for Decision and Development Report was included in the agenda information package; copy of the documents to be filed with the meeting minutes).

It was clarified that this structure is already built but the suite within the building is not and that is what the permit is requesting.

RESOLUTION MPC-2020-02-03

Moved by WILSON

THAT Municipal Planning Commission approve DP2020-001, Dwelling, Accessory, subject to the following conditions:

1. This Development Permit is issued solely for the purpose of residential suite to be located within an accessory building (wood shop) - Defined as a Dwelling, Accessory.
2. No variance has been granted.
3. Development shall proceed according to Hamlet Residential General (HRG) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
4. No permanent development shall occur on or over any utility right of way or easement.

Notes:

- All construction shall conform to Alberta Safety Code regulations.
- Development shall meet all provincial and federal legislation.

• Carried

3. CLOSED SESSION (IN CAMERA)

The Municipal Planning Commission had two items to discuss in Closed Session (In-Camera). Items to discuss are regarding Land/Development Matters - as per FOIP Act Sec 16.

Note: the Closed Session (In-Camera) took place in the Wheatland County Committee Room. The following attended the closed session: members of the Municipal Planning Commission and the General Manager of Community & Development Services.

RESOLUTION MPC-2020-02-04

Moved by IKERT

THAT the Municipal Planning Commission meeting go into 'closed session' (in camera) at 9:06 AM.

• Carried

RESOLUTION MPC-2020-02-05

Moved by IKERT

THAT the Municipal Planning Commission meeting come out of 'closed session' (in camera) at 10:00 AM.

• Carried

4. ADJOURNMENT

RESOLUTION MPC-2020-02-06

Moved by KOESTER

THAT the Municipal Planning Commission meeting adjourn at 10:00 AM

• Carried

Chair

Chief Administrative Officer

Recording Secretary

UNAPPROVED



WHEATLAND COUNTY

Where There's Room to Grow



Request for Decision

March 10, 2020

Resolution No. _____

Date Prepared February 14, 2020

Subject

Decision-making topic title

DP 2020-003 The applicant is proposing to construct an Identification and Changeable Content Sign on the school property.

Location: Plan 141 2013, Block 2, Lot 1, NW 11-24-22-4

Recommendation

Clear resolution answering – what/who/how/when

RECOMMENDATION: That Municipal Planning Commission choose Option #1 to approve DP 2020-003 for a Sign, Identification and Changeable Content subject to conditions noted in Appendix A of the Development Permit Report.

GM Comments

Any additional comments regarding the reason for the recommendation

RECOMMENDATION

Report/Document:

Attached

☒

Available

☐

None

☐

Key Issue(s) / Concepts Defined

Define the topic, reference background material and state question to be answered

The proposal is to place an identification sign for the school on the upper part of the sign pole with an illuminated changeable content sign mounted below.

Relevant Policy / Practices / Legislation

Cite existing policies, practices and/or legislation

CMRB:

No review required by the Board.

MUNICIPAL DEVELOPMENT PLAN (MDP):

Section 3.9 Institutional Development

LAND USE BYLAW (LUB) 2016-01:

9.10 Community Service District

7.18 Signage

Strategic Relevance

Reference to goals or priorities of current work program

N/A

Response Options and Desired Outcome(s)

Main result, along with highlighted requisites and benefits

OPTIONS:

Staff proposes the following 3 possible options for Municipal Planning Commission to consider:

Option #1: THAT Municipal Planning Commission approve DP 2020-003:

Resolution 1: THAT Municipal Planning Commission approve DP 2020-003 for a Sign, Identification and Changeable Content subject to conditions noted in Appendix A.

Option #2: THAT Municipal Planning Commission refuse DP 2020-003 with reasons given.Option #3: THAT Municipal Planning Commission provide an alternative recommendation.**RECOMMENDATION:**

That Municipal Planning Commission choose Option #1 to approve DP 2020-003 for a Sign, Identification and Changeable Content subject to conditions noted in Appendix A of the Development Permit Report based on the following:

- The sign provides support for the school located on the same property.
- The sign aligns with MDP objectives by providing support to the community.
- The proposed location does not interfere with traffic flow or sight lines.
- Alberta Transportation has given their approval for the sign.

IMPLICATIONS OF RECOMMENDATION**General**

Consequences to community, overall organization and/or other agencies

N/A

Organizational

Policy change or staff workload requirements

N/A

Financial

Current and/or future budget impact

N/A

Environmental, Staff and Public Safety

Consequences for the environment, consideration of effects on the safety of staff and the public

N/A

Follow-up Action / Communications

Timelines, decision-making milestones and key products

Advise applicant of the decision.

Submitted
by:



Suzanne Hayes
Development Officer

Reviewed
by:



Sherry Baers
Manager of Planning & Safety
Codes Services



Matthew Boscariol, MES, MCIP, RPP
General Manager of Community &
Development Services



WHEATLAND COUNTY

Where There's Room to Grow



DEVELOPMENT PERMIT REPORT

Municipal Planning Commission

March 10, 2020

Development Permit Number: DP 2020-003

PROPOSAL: Sign – Identification and Changeable Content

LEGAL DESCRIPTION: Plan 141 2013, Block 2, Lot 1, NW 11-24-22-4

LOCATION: 8.04 kms (5 miles) south of the Village of Standard

PARCEL SIZE: 4.74 ha (11.71 acres)

ZONING: Community Service (CS)

DETAILS OF PROPOSAL:

The proposal is to place an identification sign for the school on the upper part of the sign pole with an illuminated changeable content sign mounted below. The widest measurement of the sign is 4.57 m (15.0 ft). The lowest point of the sign will be 2.6 m (8.5 ft) from the ground with the highest point being 6.10 m (20.0 ft) in height.

The applicants have already received approval from Alberta Transportation for the sign to be located 10.0 m (32.8 ft) from the right-of way of HWY 561, approximately 45.0 m (148.0 ft) east of RR 222.

The proposed sign meets all of the requirements of the Land Use Bylaw, no variances have been requested.

An Identification Sign and a Changeable Content Sign are considered a Discretionary Use in the Community Service District (CS).

RELEVANT POLICY/LEGISLATION

CALGARY METROPOLITAN REGIONAL BOARD (CMRB):

The application falls outside of the CMRB plan area, no review by the Board is required.

MUNICIPAL DEVELOPMENT PLAN (MDP):

The proposal aligns with the general philosophy of Policy 3.9 as it supports Institutional Development.

AREA STRUCTURE PLANS:

The application falls outside of any area structure plans.

LAND USE BYLAW (LUB):

9.10 Community Service District (CS)



Purpose and Intent

The purpose and intent of this district is to provide for cultural, educational and institutional land uses within the County. Uses may include, but are not limited to those of education, government, cultural activities, agricultural societies, religious assemblies and other institutional facilities and services.

Permitted and Discretionary Uses

- a) The following uses shall be permitted or discretionary with or without conditions provided that the application complies with the regulations of this district and this Bylaw:

| Permitted | Discretionary |
|---|---|
| Accessory Building / Structure | Cemetery |
| Signs not requiring a Development Permit ¹ | Child Care Facility |
| Solar Panel, Ground Mount ¹ | Community Building and Facility |
| Solar Panel, Structure Mount ¹ | Community Recreational Facility |
| Stripping and Grading ¹ | Cultural Facilities |
| Utility Building | Essential Public Service |
| WECS (micro) ² | Parks & Playgrounds |
| WECS (Category 1) ¹ | Private Amenity Space |
| | Recreational, Minor |
| | School, Public |
| | School, Post-Secondary |
| | School, Private |
| | Signs requiring a Development Permit ⁴ |
| | Worship Facility |

7.18 Signage

- 7.18.1 Except as stated below in Signs Not Requiring a Permit, no sign shall be erected on land or affixed to any exterior surface of a building or structure unless a Development Permit has been issued by the Development Authority.
- 7.18.2 A separate Development Permit for signage is not required if the proposed signs are detailed in a Development Permit application for a separate proposed use on a parcel.
- 7.18.3 In cases where multiple signs are proposed on a parcel at once, one Development Permit is required that encompasses all of the proposed signage.
- 7.18.4 For the purpose of this Bylaw and this Section, the following definitions apply:

- m) **Identification Sign** – means a sign which contains no advertising, but is limited to the name, address, and/or number of a building, institution or person, or the activity carried out by that person, or at that location.



Illustration: Identification Sign

- g) **Changeable Content** – means sign content which changes automatically through electronic and/or mechanical means and may include typical features such as an electronic message centre or time and temperature unit.



Illustration: Changeable Content (Manual & Digital)

7.18.7 General Provisions

- a) Any signage to be erected, enlarged, or structurally altered and which is proposed to be located on privately owned lands shall comply with the provisions of this part whether or not a Development Permit is required;
- b) The Development Officer may refer any Development Permit application for a sign to the Development Authority for a decision;
- c) All signs must comply with applicable provincial legislation and approvals; the Development Officer shall refuse any application for signs within 300.0 m (984.25 ft) of a provincially controlled highway that does not have the written approval of Alberta Infrastructure and Transportation;
- d) All signs shall be of a quality construction and or a design suitable for public display;
- e) No sign shall be placed in a public road or laneway or sited in such a manner that the sign causes confusion with or obstructs the vision of any information sign or a traffic control sign, signal, light, or other traffic device;
- f) No sign shall be located or placed in a manner that it will create a potential hazard or conflict with rights-of-way, easements or the routing of any public utility, and will not create a traffic hazard or obstruct the public's view of any other signage;
- g) No signs shall be erected on, affixed to or otherwise located on private property without the consent of the owner;
- h) All signage should be located or mounted such that there are no safety or visibility concerns to both road and pedestrian traffic;
- i) Temporary signs relating to a specific sale, event or work shall be removed by the advertiser within 14 days after the completion of the sale, event or work to which the sign relates;
- j) No Billboard shall be erected within 300.0 m (984.25 ft) of an existing billboard;
- k) All signs shall be kept in a safe, clean and tidy condition and may be required to be renovated or removed if not properly maintained;
- l) Signs shall not be flood-lighted in such a manner as to cause visual distraction to motorists;
- m) All signs shall comply with applicable provincial legislation and approvals;
- n) All election signage must comply with the provincial guidelines for election signs;
- o) Campaign signs for County (municipal) and School Board elections are allowed on private property, to a maximum of two (2) signs per lot provided that:
 - i. Such signs are removed within 72 hours after the polls close on Election Day. Candidates must ensure that the site is returned to its previous condition (holes are filled) and any items supporting the sign such as any supporting structures and/or wiring are removed from the property; and
 - ii. The authorization of the property owner is obtained prior to the signs being placed
- p) No more than 2 freestanding signs are permitted per parcel, except if the parcel is in an industrial or commercial district.

CIRCULATION COMMENTS:

| AGENCY CIRCULATION | |
|------------------------|--|
| Alberta Transportation | A Signage Permit has been obtained. |
| INTERNAL CIRCULATION | |
| Internal File Review | No Concerns. |
| NEIGHBOUR CIRCULATION | |
| To adjacent neighbors | No responses at the time of this report. |

OPTIONS:

Staff proposes the following 3 possible options for Municipal Planning Commission to consider:

Option #1: THAT Municipal Planning Commission approve DP 2020-003:

Resolution 1: THAT Municipal Planning Commission approve DP 2020-003 for a Sign, Identification and Changeable Content subject to conditions noted in Appendix A.

Option #2: THAT Municipal Planning Commission refuse DP 2020-003 with reasons given.

Option #3: THAT Municipal Planning Commission provide an alternative recommendation.

RECOMMENDATION:

That Municipal Planning Commission choose Option #1 to approve DP 2020-003 for a Sign, Identification and Changeable Content subject to conditions noted in Appendix A of the Development Permit Report based on the following:

- The sign provides support for the school located on the same property.
- The sign aligns with MDP objectives by providing support to the community.
- The proposed location does not interfere with traffic flow or sight lines.
- Alberta Transportation has given their approval for the sign.

Appendix A:

1. This Development Permit is issued solely for a freestanding Identification and Information Sign for the School - Defined as a Sign, Identification and Changeable Content.
2. The sign shall not display at an angle, luminosity, intensity, or interval which creates a public hazard or nuisance.
3. No variances have been granted.
4. Development shall proceed according to Community Service (CS) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
5. No permanent development shall occur on or over any utility right of way or easement.

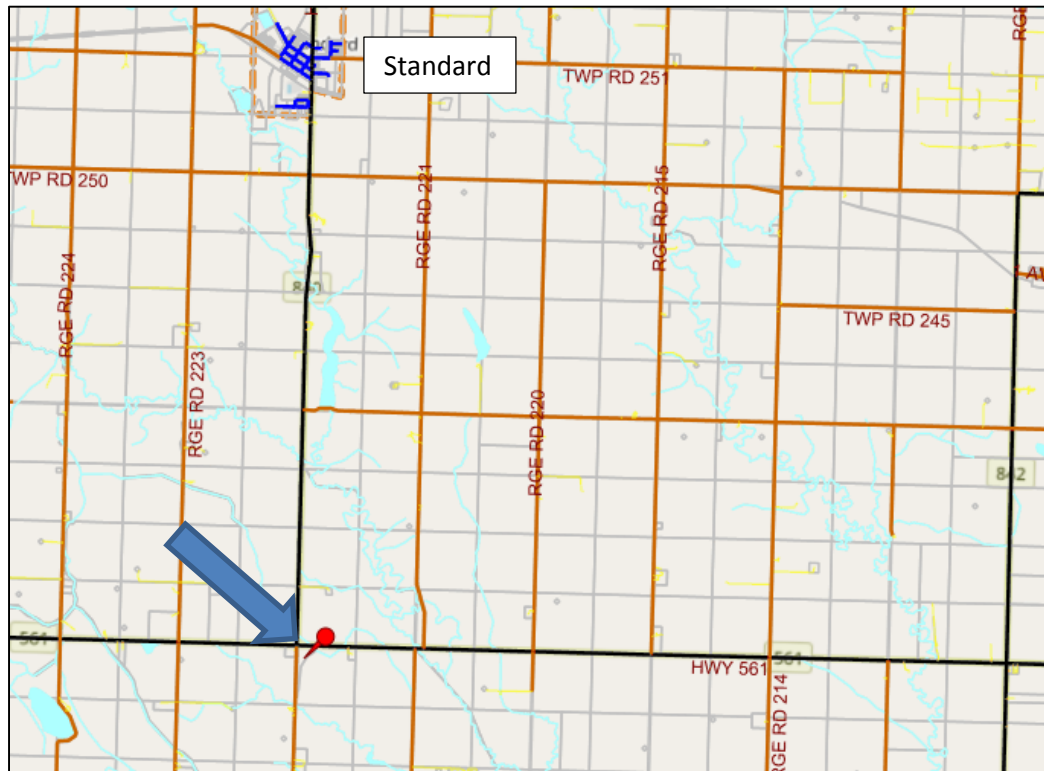
NOTES:

- All construction shall conform to Alberta Safety Code regulations.
- Development shall meet all provincial and federal legislation.



Suzanne Hayes, Development Officer

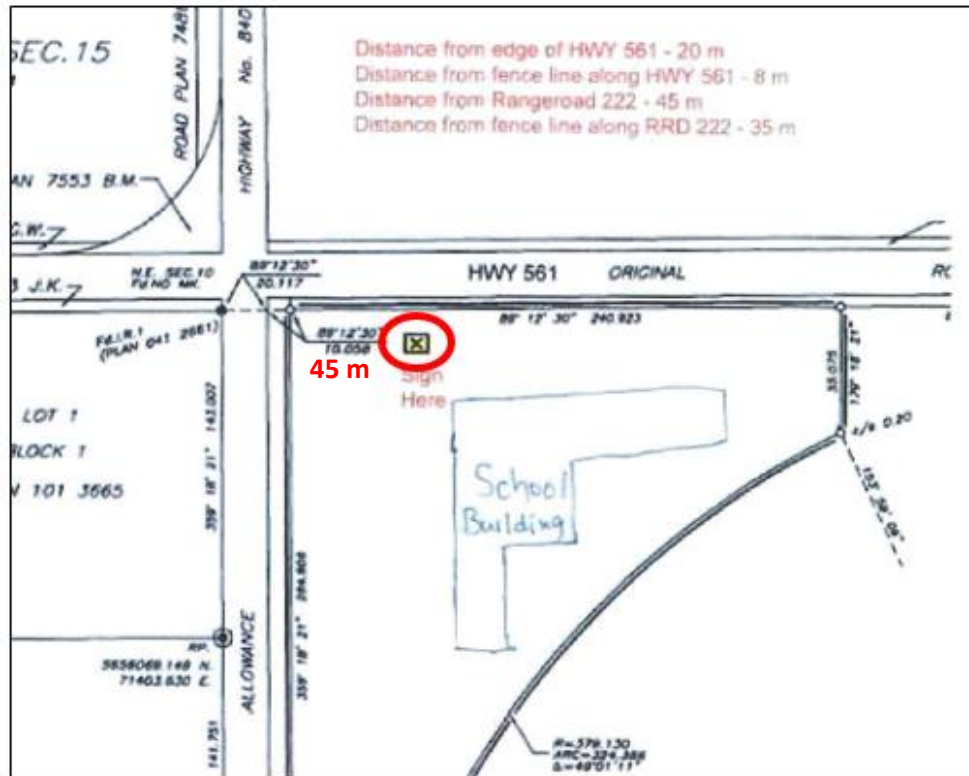
Appendix B: Location Plan



Appendix C: Aerial Photo



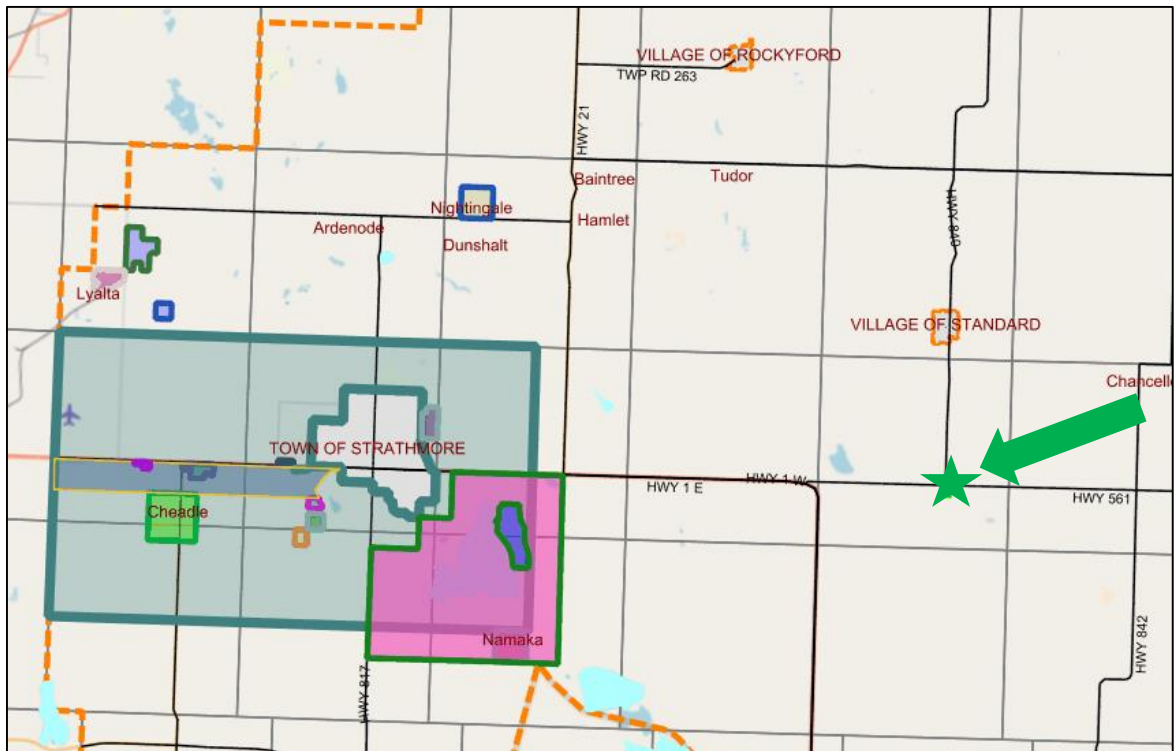
Appendix D: Site Plan



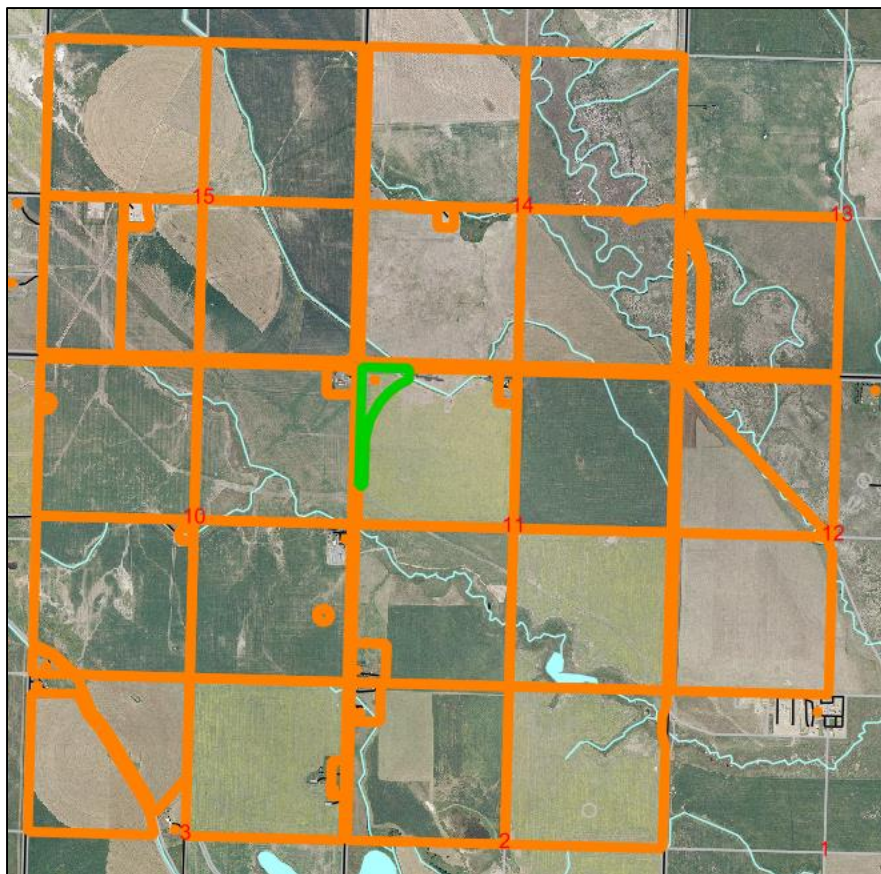
Appendix E: Example of Sign



Appendix F: CMRB and ASP's



Appendix G: Circulation Area





WHEATLAND COUNTY

Where There's Room to Grow

Request for Decision

March 10, 2020

Resolution No. _____

Date Prepared February 14, 2020

Subject

Decision-making topic title

DP 2020-009 The applicant is proposing to move a used dwelling to a bare lot within the hamlet of Gleichen.

Location: Plan 191 2083, Block 1, Lot 14, Gleichen

Recommendation

Clear resolution answering – what/who/how/when

RECOMMENDATION: That Municipal Planning Commission choose Option #1 to approve DP 2020-009 for a Dwelling, Moved On subject to conditions noted in Appendix A of the Development Permit Report.

GM Comments

Any additional comments regarding the reason for the recommendation

RECOMMENDATION

Report/Document:

Attached

☒

Available

☐

None

☐

Key Issue(s) / Concepts Defined

Define the topic, reference background material and state question to be answered

The applicant recently completed the consolidation of two bare lots within the hamlet of Gleichen and is applying for a development permit in order to relocate a 1120 ft² used dwelling to the property.

Relevant Policy / Practices / Legislation

Cite existing policies, practices and/or legislation

CMRB:

No review required by the Board.

MUNICIPAL DEVELOPMENT PLAN (MDP):

Section 3.6.1 Residential Development

LAND USE BYLAW (LUB) 2016-01:

9.12 Hamlet Residential General District

8.10 Dwelling, Moved On

Strategic Relevance

Reference to goals or priorities of current work program

N/A

Response Options and Desired Outcome(s)

Main result, along with highlighted requisites and benefits

OPTIONS:

Staff proposes the following 3 possible options for Municipal Planning Commission to consider:

Option #1: THAT Municipal Planning Commission approve DP 2020-009:

Resolution 1: THAT Municipal Planning Commission approve DP 2020-009 for a Dwelling, Moved-On subject to conditions noted in Appendix A.

Option #2: THAT Municipal Planning Commission refuse DP 2020-009 with reasons given.

Option #3: THAT Municipal Planning Commission provide an alternative recommendation.

RECOMMENDATION:

That Municipal Planning Commission choose Option #1 to approve DP 2020-009 for a Dwelling, Moved On subject to conditions noted in Appendix A of the Development Permit Report based on the following:

- The proposed Dwelling, aligns with 3.61 of the MDP.
- The proposed application aligns with the prescribed uses of the Hamlet Residential General (HRG) District and all other mandatory provisions of the Land Use Bylaw.
- The proposed Dwelling fits with the context of the area, which is primarily residential in nature.

IMPLICATIONS OF RECOMMENDATION**General**

Consequences to community, overall organization and/or other agencies

N/A

Organizational

Policy change or staff workload requirements

N/A

Financial

Current and/or future budget impact

N/A

Environmental, Staff and Public Safety

Consequences for the environment, consideration of effects on the safety of staff and the public

N/A

Follow-up Action / Communications

Timelines, decision-making milestones and key products

Advise applicant of the decision.

Submitted
by:



Suzanne Hayes
Development Officer

Reviewed
by:



Sherry Baers
Manager of Planning & Safety
Codes Services



Matthew Boscarol, MES, MCIP, RPP
General Manager of Community &
Development Services



WHEATLAND COUNTY

Where There's Room to Grow



DEVELOPMENT PERMIT REPORT

Municipal Planning Commission

March 10, 2020

DEVELOPMENT PERMIT NUMBER: DP 2020-009

PROPOSAL: Dwelling, Moved-On

LEGAL DESCRIPTION: Plan 191 2083, Block 1, Lot 14, Gleichen

LOCATION: Within the hamlet of Gleichen

PARCEL SIZE: 11624 sq. ft.

ZONING: Hamlet Residential General (HRG)

DETAILS OF PROPOSAL:

The applicant recently completed the consolidation of two bare lots within the hamlet of Gleichen in order to accommodate a 1120 ft² used dwelling and future garage. Because the proposed dwelling is a used home (has been previously occupied on another site), Wheatland County will require a deposit which will be refunded once all of the exterior finishes are completed to the satisfaction of Wheatland County.

The property does not currently have an approach, so a new one will need to be constructed according to the policies of the Wheatland County Transportation Department.

The proposal meets all of the requirements of the Land Use Bylaw, no variances have been requested.

Within the Land Use Bylaw a used moved on residence is defined as follows:

***Dwelling Moved On** means a Dwelling, Single Detached that has previously been used as a residence that has now been relocated to a new parcel for the purpose of a Dwelling, Single Detached.*

A Dwelling, Moved-On is a Discretionary Use in the Hamlet Residential General District (HRG), therefore this application will be heard by the Municipal Planning Commission (MPC).

RELEVANT POLICY/LEGISLATION

CALGARY METROPOLITAN REGIONAL BOARD (CMRB):

The proposal falls outside of the CMRB plan area.

MUNICIPAL DEVELOPMENT PLAN (MDP):

The proposed Dwelling, Accessory aligns with Section 3.6.1 of the MDP as it ensures that Wheatland residents have access to a range of affordable housing types, and a diversity of housing choices, to accommodate all stages of life.

AREA STRUCTURE PLAN (ASP)

The application falls outside of any area structure plans.

LAND USE BYLAW (LUB):

The subject property has a land use designation of Hamlet Residential (HRG). A Dwelling, Moved On is a Discretionary Use in this District.

9.12 Hamlet Residential General District (HRG)



Purpose and Intent

The purpose and intent of this district is to promote and accommodate low density residential development located in Hamlets.

Permitted and Discretionary Uses

- a) The following uses shall be permitted or discretionary with or without conditions provided that the application complies with the regulations of this district and this Bylaw:

| Permitted | Discretionary |
|---|---|
| Accessory Building / Structure | Bed and Breakfast |
| Day Home | Dwelling, Modular |
| Dwelling, Duplex | Dwelling, Moved On |
| Dwelling, Secondary Suite | Dwelling, Accessory |
| Dwelling, Semi-Detached | Home Sales Center |
| Dwelling, Single Detached | Home-Based Business, Type 2 |
| Greenhouse, Private | Signs requiring a Development Permit [^] |
| Show Home | Tower |
| Solar Panel, Structure Mount ¹ | |
| Solar Panel, Ground Mount ¹ | |
| Signs not requiring a Development Permit ¹ | |
| Stripping and Grading ¹ | |
| WECS (micro) ² | |
| WECS Category 1 ¹ | |

8.10 Dwelling, Moved On

8.10.1 All moved on dwellings are subject to an approved Development Permit.

8.10.2 A moved on dwelling must meet the following criteria:

- a) The dwelling must be placed on a foundation within 60 days of arrival onto the lot;
- b) If the dwelling is unable to be placed on a foundation within 60 days, the applicant will be required to apply for an extension to the Municipal Planning Commission.

8.10.3 All structural and exterior renovations to a dwelling, moved on shall be completed within one year of the issuance of the Building Permit or a Development Permit shall be required.

8.10.4 All applications to relocate a building/structure shall be accompanied by a series of photographs including all four sides of the building and the interior taken within 30 days of receipt of a complete application.

8.10.5 For all moved on dwellings, a financial security shall be taken as per the Wheatland County Master Fee Schedule. This shall be refunded once all applicable conditions of the Development Permit are met and all exterior features are completed to the satisfaction of the Development Officer.

CIRCULATION COMMENTS:

| AGENCY CIRCULATION | |
|------------------------------|--|
| Not Performed | |
| INTERNAL CIRCULATION | |
| Internal File Review | No Concerns. |
| NEIGHBOUR CIRCULATION | |
| To adjacent landowners +1 | No responses at the time of this report. |

OPTIONS:

Staff proposes the following 3 possible options for Municipal Planning Commission to consider:

Option #1: THAT Municipal Planning Commission approve DP 2020-009:

Resolution 1: THAT Municipal Planning Commission approve DP 2020-009 for a Dwelling, Moved-On subject to conditions noted in Appendix A.

Option #2: THAT Municipal Planning Commission refuse DP 2020-009 with reasons given.

Option #3: THAT Municipal Planning Commission provide an alternative recommendation.

RECOMMENDATION:

That Municipal Planning Commission choose Option #1 to approve DP 2020-009 for a Dwelling, Moved On subject to conditions noted in Appendix A of the Development Permit Report based on the following:

- The proposed Dwelling aligns with 3.61 of the MDP.
- The proposed application aligns with the prescribed uses of the Hamlet Residential General (HRG) District and all other mandatory provisions of the Land Use Bylaw.
- The proposed Dwelling fits with the context of the area, which is primarily residential in nature.
- A deposit will be required prior to the dwelling being moved to the site, which will be refunded once the exterior finishes are complete.

Appendix A:

Option #1:

1. This Development Permit is issued solely for the purpose of allowing a used dwelling, single detached to be moved to a bare lot - Defined as a Dwelling, Moved On.
2. No variances have been granted.
3. Development shall proceed according to Hamlet Residential General (HRG) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
4. No permanent development shall occur on or over any utility right of way or easement.
5. Applicant to ensure approach is developed to County standards. Please contact Wheatland County transportation & infrastructure assistant for details 403-934-3321.
6. Used dwelling deposit of \$5000 to be submitted and refunded upon:
 - a) Foundation finished with appropriate material.
 - b) Exterior stairs to be installed (if required).
 - c) Exterior finish (IE: siding) to the satisfaction of the Development Officer.
 - d) All roofing, windows and paint completed to the satisfaction of the Development Officer.
 - e) Any other requirements as deemed necessary by the Development Officer.
7. Applicant to submit applicable fees related to utility connection, meter refundable deposit, and meter fee in accordance with the Master Fee schedule.

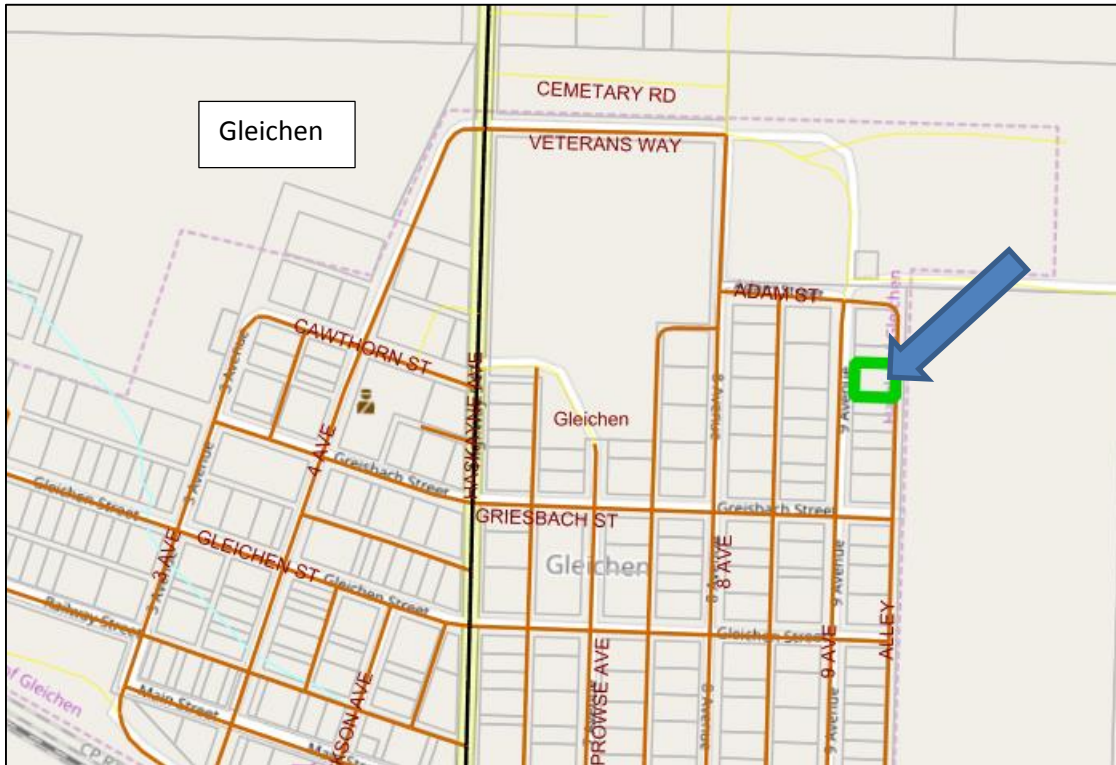
NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO ALBERTA SAFETY CODE REGULATIONS.
- DEVELOPMENT SHALL MEET ALL PROVINCIAL AND FEDERAL LEGISLATION.



Suzanne Hayes, Development Officer

Appendix B: Location Plan



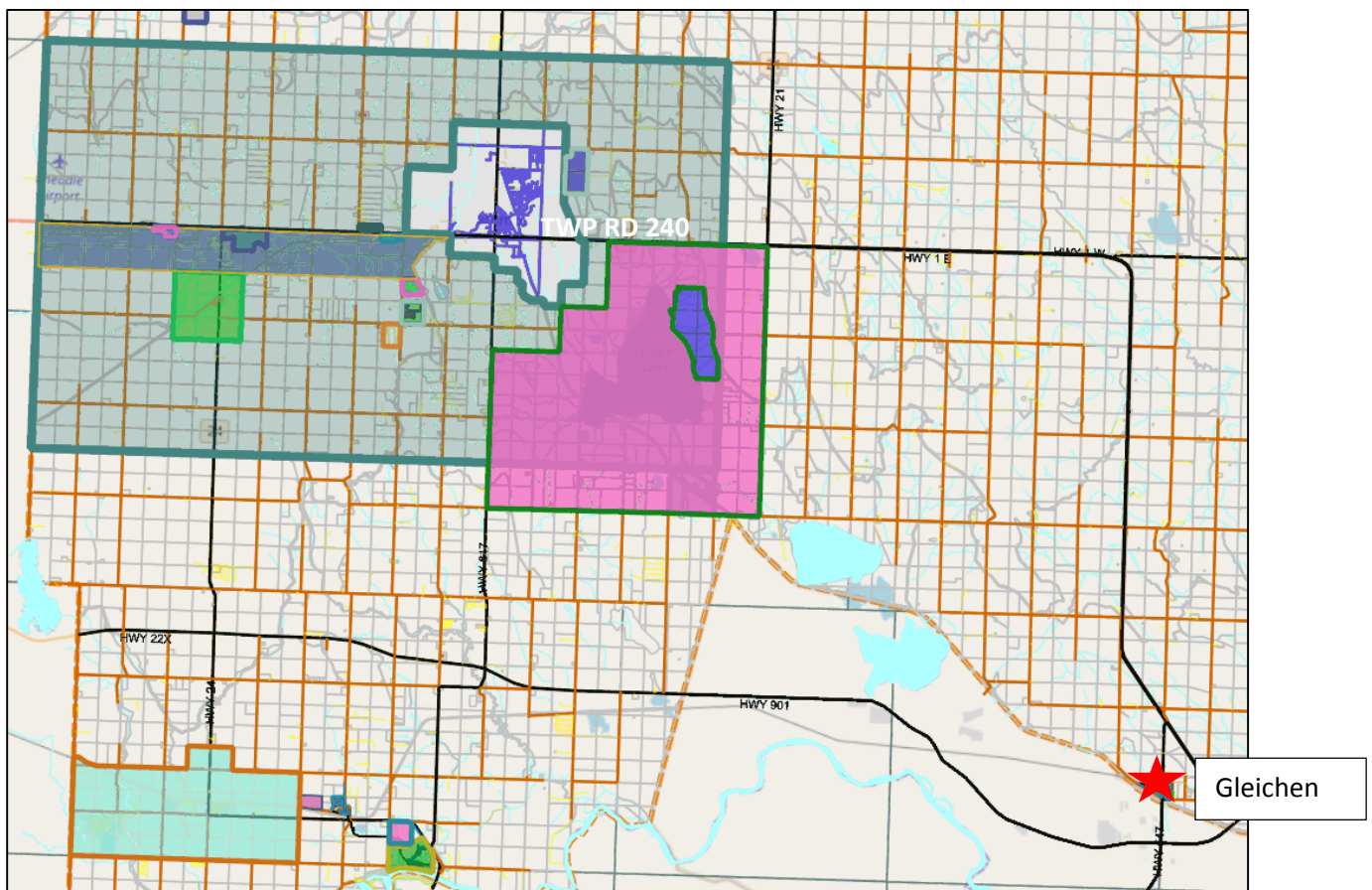
Appendix C: Site Plan



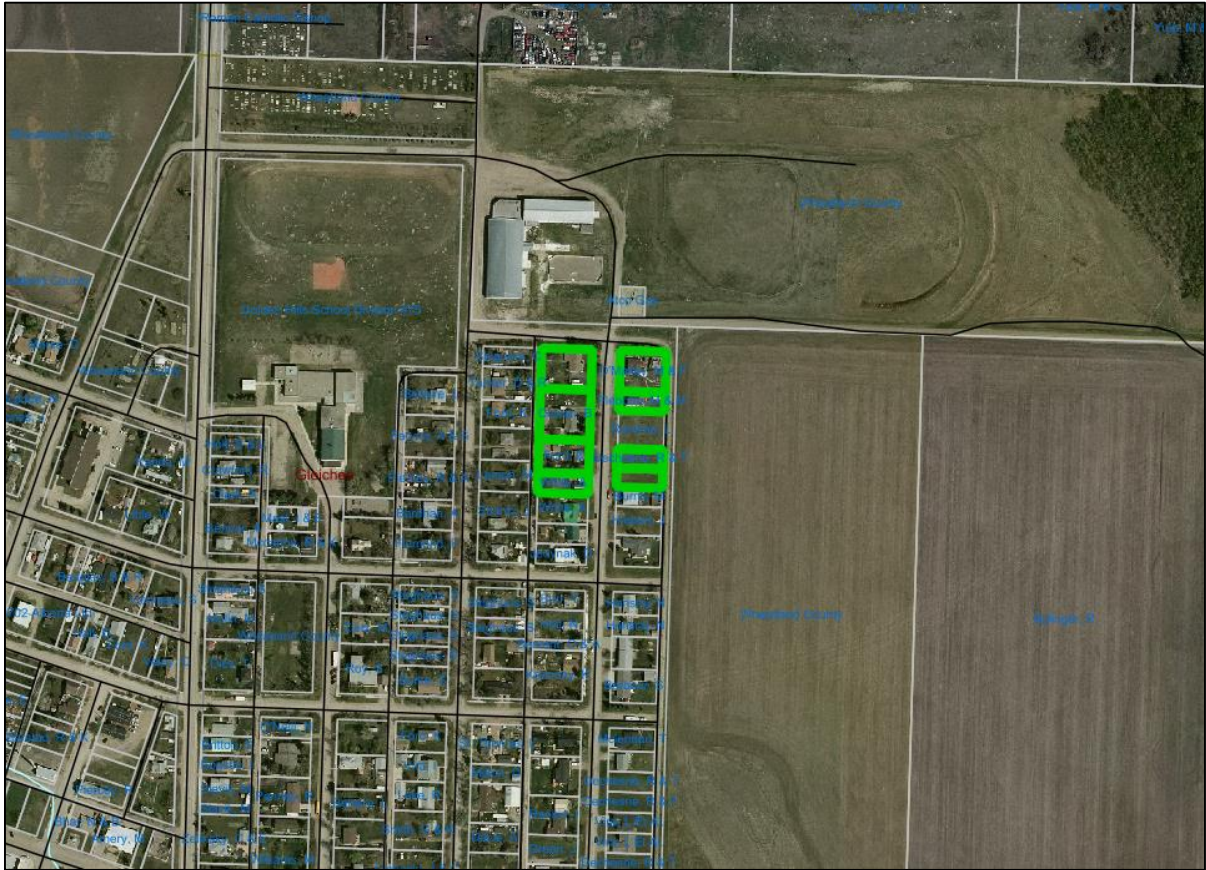
Appendix D: Aerial Photo



Appendix E: CMRB and ASP (subject parcel indicated by red star)



Appendix F: Circulation Area



Appendix F: Photos







WHEATLAND COUNTY

Where There's Room to Grow

Request for Decision

March 10, 2020

Resolution No. _____

Date Prepared February 14, 2020

Subject

Decision-making topic title

DP 2020-010 The applicant is requesting to continue operating a Home Based Business which received an approval in 2016.

Location: Plan 771 0696, Block 9, Lot 19, Carseland

Recommendation

Clear resolution answering – what/who/how/when

RECOMMENDATION: That Municipal Planning Commission choose Option #1 to approve DP 2020-010 for a Home Based Business Type 2 subject to conditions noted in Appendix A of the Development Permit Report.

GM Comments

Any additional comments regarding the reason for the recommendation

RECOMMENDATION

Report/Document:

Attached

☒

Available

☐

None

☐

Key Issue(s) / Concepts Defined

Define the topic, reference background material and state question to be answered

The applicant received a permit at this location in 2016 for a three year term and must obtain a renewal in order to continue operating. Business activities include custom embroidery of logos and pictures, custom sewing including zipper replacement, patching, hemming, and a heat press for wearables, and coffee cups.

Relevant Policy / Practices / Legislation

Cite existing policies, practices and/or legislation

CMRB:

No review required by the Board.

MUNICIPAL DEVELOPMENT PLAN (MDP):

Section 3.9 Institutional Development

LAND USE BYLAW (LUB) 2016-01:

9.12 Hamlet Residential General

Strategic Relevance

Reference to goals or priorities of current work program

N/A

Response Options and Desired Outcome(s)

Main result, along with highlighted requisites and benefits

OPTIONS:

Staff proposes the following 3 possible options for Municipal Planning Commission to consider:

Option #1: THAT Municipal Planning Commission approve DP 2020-010:

Resolution 1: THAT Municipal Planning Commission approve DP 2020-010 for a Home Based Business Type 2 (HBB 2) subject to conditions noted in Appendix A.

Option #2: THAT Municipal Planning Commission refuse DP 2020-010 with reasons given.

Option #3: THAT Municipal Planning Commission provide an alternative recommendation.

RECOMMENDATION:

That Municipal Planning Commission choose Option #1 to approve DP 2020-010 for a Home Based Business Type 2 (HBB 2) subject to conditions noted in Appendix A based on the following:

- The proposed application aligns with Sections 3.7 of the MDP for commercial and industrial development.
- The proposed application aligns with the prescribed uses of the Hamlet Residential General (HRG) District and Home Based Business criteria of the LUB.
- The proposed Home Based Business as described in the Development Permit application does not appear as if it would interfere with existing infrastructure or neighboring properties which are residential in nature.
- The business has been operating in this location since 2016 and staff have no documented complaints.

IMPLICATIONS OF RECOMMENDATION

General

Consequences to community, overall organization and/or other agencies

N/A

Organizational

Policy change or staff workload requirements

N/A

Financial

Current and/or future budget impact

N/A

Environmental, Staff and Public Safety

Consequences for the environment, consideration of effects on the safety of staff and the public

N/A

Follow-up Action / Communications

Timelines, decision-making milestones and key products

Advise applicant of the decision.

Submitted
by:



Suzanne Hayes
Development Officer

Reviewed
by:



Sherry Baers
Manager of Planning & Safety
Codes Services



Matthew Boscariol, MES, MCIP, RPP
General Manager of Community &
Development Services



WHEATLAND COUNTY

Where There's Room to Grow



DEVELOPMENT PERMIT REPORT

Municipal Planning Commission
March 10, 2020

Development Permit Number: DP 2020-010

PROPOSAL: Home Based Business Type 2 (HBB 2)

LEGAL DESCRIPTION: Plan 771 0696, Block 9, Lot 19, Carseland

LOCATION: Within the Hamlet of Carseland

PARCEL SIZE: 5500 sq. ft.

ZONING: Hamlet Residential General (HRG)

DETAILS OF PROPOSAL:

The applicant received a permit at this location in 2016 for a three year term and must obtain a renewal in order to continue operating. Business activities include custom embroidery of logos and pictures, custom sewing including zipper replacement, patching, hemming, and a heat press for wearables, and coffee cups.

No noise or odor is associated with the business and no outdoor storage is required. Customer visits are approximately 3-4 per week and there is approximately 1 delivery made to the site weekly. Three parking spots are located in front of the house. One personal vehicle is used for the business and the owner/resident is the only employee. Hours of operation are Tuesday to Saturday 9:30 pm to 5:00 pm.

Within the Land Use Bylaw a Home Based Business Type 2 is defined as follows:

Home Based Business, Type 2 means the secondary use of a dwelling and its accessory buildings by an occupant of the residential dwelling to conduct an activity that may generate minimal business-related visits.

A Home Based Business Type 2 is a Discretionary Use in the Hamlet Residential General District (HRG), therefore this application will be heard by the Municipal Planning Commission (MPC).

RELEVANT POLICY/LEGISLATION

CALGARY METROPOLITAN REGIONAL BOARD (CMRB):

This application falls outside of the CMRB plan area, so no review is required by the Board.

MUNICIPAL DEVELOPMENT PLAN (MDP):

The application aligns with Section 3.7.1 of the MDP as it promotes the growth and diversification of employment opportunities in designated areas, provides an opportunity for commercial development within a Hamlet, and it facilitates employment for residents within close proximity to their places of residence.

AREA STRUCTURE PLANS:

The application falls outside of any area structure plans.


LAND USE BYLAW (LUB) 2016-01:

Definition:

Home-Based Business, Type 2 means the secondary use of a dwelling and its accessory buildings by an occupant of the residential dwelling to conduct an activity that may generate minimal business-related visits. See *Home-Based Business Section* for more information.

9.12 Hamlet Residential General District (HRG)

Home Based Business Type 2 is a discretionary use in the Hamlet Residential General District.

| Permitted | Discretionary |
|---|--|
| Accessory Building / Structure | Bed and Breakfast |
| Day Home | Dwelling, Modular |
| Dwelling, Duplex | Dwelling, Moved On |
| Dwelling, Secondary Suite | Dwelling, Accessory |
| Dwelling, Semi-Detached | Home Sales Center |
| Dwelling, Single Detached | Home-Based Business, Type 2  |
| Greenhouse, Private | Signs requiring a Development Permit^ |
| Show Home | Tower |
| Solar Panel, Structure Mount ¹ | |
| Solar Panel, Ground Mount ¹ | |
| Signs not requiring a Development Permit ¹ | |
| Stripping and Grading ¹ | |
| WECS (micro) ¹ | |
| WECS Category 1 ¹ | |

b) Home-Based Business - Type 2

- i. The business activities have to occur inside the residential home.
- ii. The business should not change the external appearance of the residence, buildings or land.
- iii. Examples include, but are not limited to: a hairdresser, massage services, legal services or accounting.

8.12 Home-Based Business

A Home-Based Business will be reviewed and classified according to the table below.

Table - Home-Based Business Standards

| | Home-Based Business Type 1 <i>Example: Home Office</i> | Home-Based Business Type 2 <i>Example: Service-Oriented</i> | Home-Based Business Type 3 <i>Example: Contractors</i> |
|---|--|---|--|
| Development Permit Required | No | Yes | Yes |
| Site Plan Required | No | No | Yes |
| Landscaping / Screening Required | No | No | Yes |
| Non-Resident Employees | None | Up to 2 | Up to 4 |
| Commercial Vehicles and/or Trailers | 1 Business Related Vehicle Maximum | Up to 2 | Up to four (4) Business Related Vehicles |
| Customer Traffic Generation | Up to two (2) business related visits per day on average. | Up to five (5) business related visits per day on average. | At the discretion of the Development Authority |
| Outside Storage | None | None | At the discretion of the Development Authority. Minimal outdoor storage may be allowed. |
| Accessory Building / Structure | None | None | Maximum of 1 |
| Parking Stalls | None | One (1) per employee plus one (1) for customers | One (1) per two employees, one (1) per commercial vehicle, one (1) for customers |
| Note: The Purpose of Home-Based Businesses is to accommodate small, non-intrusive, low risk, low intensity developments that can be integrated into and are compatible with adjacent non-commercial or non-industrial sites. Uses that exceed the business standards of a Home-Based Business should be more appropriately located within an alternative and compatible land use district (i.e. Rural Business, Highway Commercial or Industrial General). | | | |

CIRCULATION COMMENTS:

| AGENCY CIRCULATION | |
|---------------------------|--|
| Not performed | |
| INTERNAL CIRCULATION | |
| Internal File Review | No Concerns. |
| NEIGHBOR CIRCULATION | |
| To adjacent landowners +1 | No comments received at the time of this report. |

OPTIONS:

Staff proposes the following 3 possible options for Municipal Planning Commission to consider:

Option #1: THAT Municipal Planning Commission approve DP 2020-010:

Resolution 1: THAT Municipal Planning Commission approve DP 2020-010 for a Home Based Business Type 2 (HBB 2) subject to conditions noted in Appendix A.

Option #2: THAT Municipal Planning Commission refuse DP 2020-010 with reasons given.

Option #3: THAT Municipal Planning Commission provide an alternative recommendation.

RECOMMENDATION:

That Municipal Planning Commission choose Option #1 to approve DP 2020-010 for a Home Based Business Type 2 (HBB 2) subject to conditions noted in Appendix A based on the following:

- The proposed application aligns with Sections 3.7 of the MDP for commercial and industrial development.
- The proposed application aligns with the prescribed uses of the Hamlet Residential General (HRG) District and Home Based Business criteria of the LUB.
- The proposed Home Based Business as described in the Development Permit application does not appear as if it would interfere with existing infrastructure or neighboring properties which are residential in nature.
- The business has been operating in this location since 2016 and staff have no documented complaints.

Appendix A:

1. This Development Permit is issued solely for the purpose of a Contract Sewing and Embroidery Business – Defined as a Home Based Business Type 2.
2. No variances have been granted.
3. Development shall proceed according to Hamlet Residential General (HRG) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
4. No permanent develop shall occur on or over any utility right of way or easement.
5. The business will operate in accordance with application details, Letter of Intent and plans or drawings as submitted with the Development Permit application and acknowledged to be appropriate.
6. Any expansion or intensification of the business beyond the criteria of a Home Based Business Type 2 may require relocation of the business to a district appropriate for the use.
7. Permit to be issued for a 2 year term expiring on March 10, 2022.

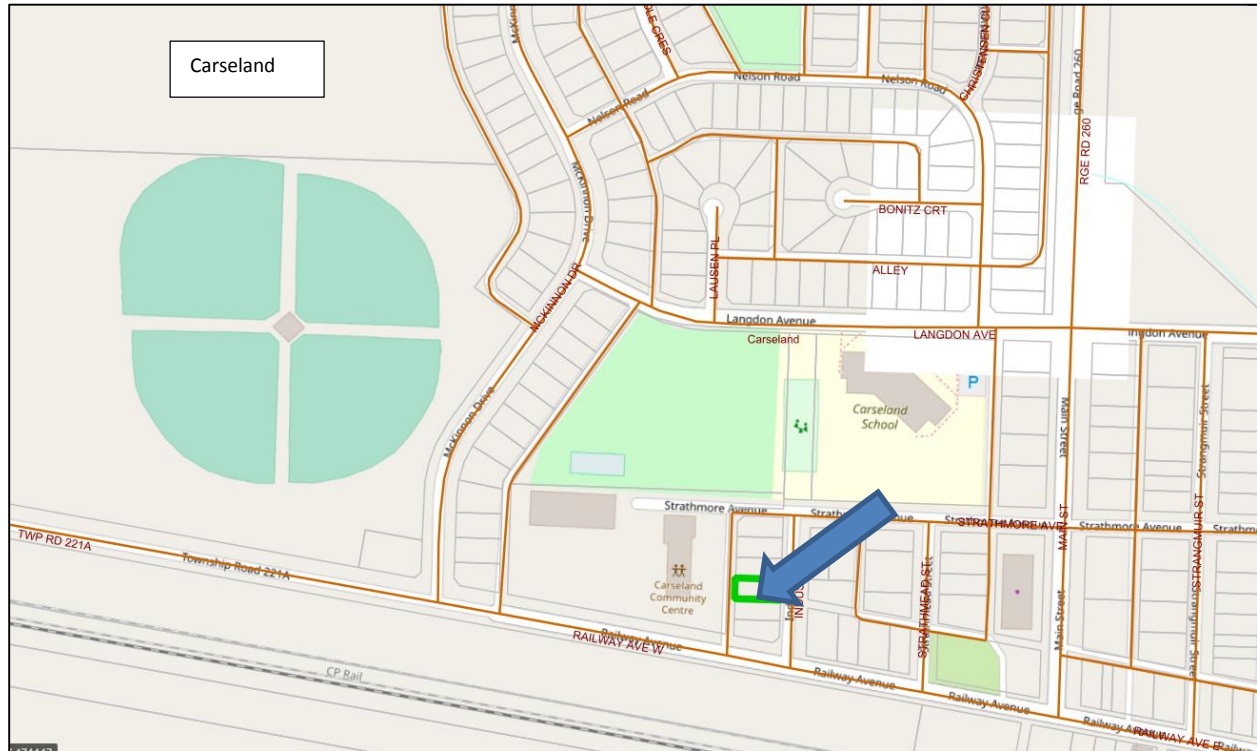
NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO ALBERTA SAFETY CODE REGULATIONS.
- DEVELOPMENT SHALL MEET ALL PROVINCIAL AND FEDERAL LEGISLATION.



Suzanne Hayes, Development Officer

Appendix B: Location Plan

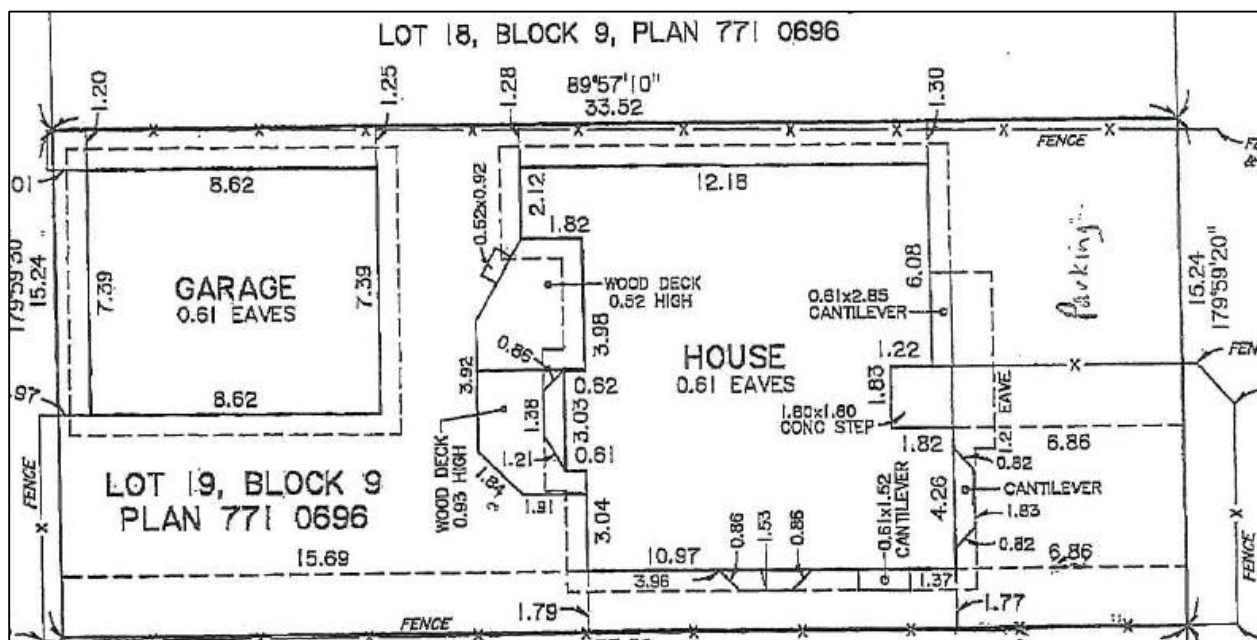


Appendix C: Aerial Photos

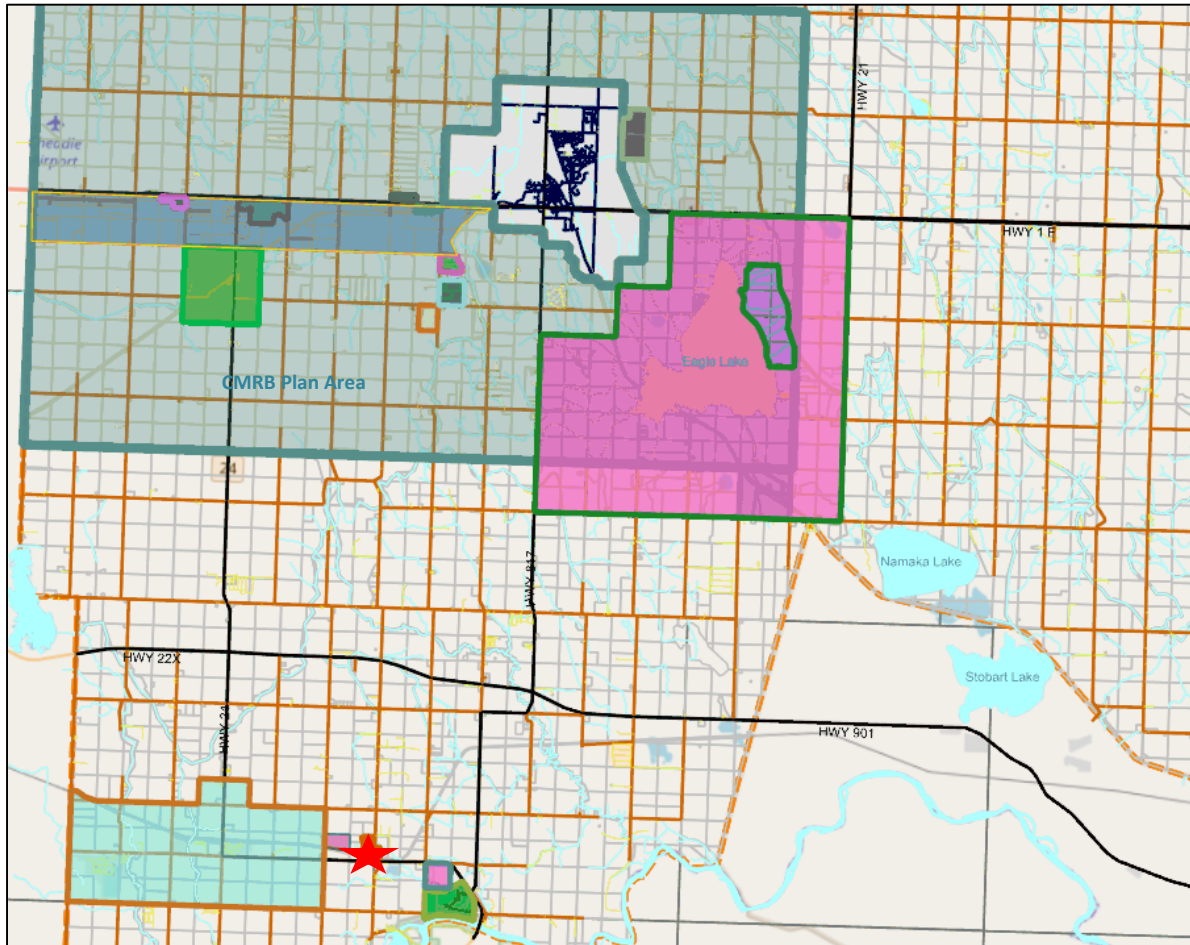




Appendix D: Site Plan



Appendix E: CMRB and Area Structure Plans (location indicated by red star)



Appendix F: Circulation Area



Appendix G: Photos





WHEATLAND COUNTY

Where There's Room to Grow

Request for Decision

March 10, 2020

Resolution No. _____

Date Prepared February 14, 2020

Subject

Decision-making topic title

DP 2020-013 The proposal is to operate a manufacturing facility within an existing building for the construction of custom designed vertical growing greenhouses.

Location: Plan 131 2179, Block 3, Lot 2, NE-24-22-26-4

Recommendation

Clear resolution answering – what/who/how/when

RECOMMENDATION: That Municipal Planning Commission choose Option #1 to approve DP 2020-013 for an Industrial, Medium Business subject to conditions noted in Appendix A of the Development Permit Report.

GM Comments

Any additional comments regarding the reason for the recommendation

RECOMMENDATION

Report/Document:

Attached

☒

Available

☐

None

☐

Key Issue(s) / Concepts Defined

Define the topic, reference background material and state question to be answered

The final product (greenhouse) will be a fully insulated shipping container that has been specifically modified to provide a controlled vertical environment for growing a wide range of horticultural and agricultural products. The conversion process will take place in an existing warehouse located on the subject parcel.

Relevant Policy / Practices / Legislation

Cite existing policies, practices and/or legislation

CMRB:

No review required by the Board.

MUNICIPAL DEVELOPMENT PLAN (MDP):

Section 3.7 Commercial/Industrial Development

LAND USE BYLAW (LUB) 2016-01:

9.5 Industrial General District

Strategic Relevance

Reference to goals or priorities of current work program

N/A

Response Options and Desired Outcome(s)

Main result, along with highlighted requisites and benefits

Staff proposes the following 3 possible options for Municipal Planning Commission to consider:

Option #1: THAT Municipal Planning Commission approve DP 2020-013:

Resolution 1: THAT Municipal Planning Commission approve DP 2020-013 for an Industrial, Medium Business subject to conditions noted in Appendix A.

Option #2: THAT Municipal Planning Commission refuse DP 2020-013 with reasons given.

Option #3: THAT Municipal Planning Commission provide an alternative recommendation.

RECOMMENDATION:

That Municipal Planning Commission choose Option #1 to approve DP 2020-013 for an Industrial, Medium Business subject to conditions noted in Appendix A based on the following:

- The proposed application aligns with Sections 3.7 of the MDP for commercial and industrial development.
- The proposed application aligns with the uses prescribed for the Industrial General (IG) District.
- The parcel has been used for an industrial type use since 1993 with no documented complaints.

IMPLICATIONS OF RECOMMENDATION**General**

Consequences to community, overall organization and/or other agencies

N/A

Organizational

Policy change or staff workload requirements

N/A

Financial

Current and/or future budget impact

N/A

Environmental, Staff and Public Safety

Consequences for the environment, consideration of effects on the safety of staff and the public

N/A

Follow-up Action / Communications

Timelines, decision-making milestones and key products

Advise applicant of the decision.

Submitted
by:



Suzanne Hayes
Development Officer

Reviewed
by:



Sherry Baers
Manager of Planning & Safety
Codes Services



Matthew Boscariol, MES, MCIP, RPP
General Manager of Community &
Development Services



WHEATLAND COUNTY

Where There's Room to Grow



DEVELOPMENT PERMIT REPORT

Municipal Planning Commission
March 10, 2020

DEVELOPMENT PERMIT NUMBER: DP 2020-013

PROPOSAL: Industrial, Medium

LEGAL DESCRIPTION: Plan 131 2179, Block 3, Lot 2, NE-24-22-26-4

LOCATION: 4.02 km (2.5 miles) North of Carseland

PARCEL SIZE: 6.17 ha (15.23 ac)

ZONING: Industrial General (IG)

DETAILS OF PROPOSAL:

The proposal is to operate a manufacturing facility within an existing building for the construction of custom designed vertical growing greenhouses. The final product will be a fully insulated shipping container that has been specifically modified to provide a controlled vertical environment for growing a wide range of horticultural and agricultural products. Examples include botanicals for flavors and fragrances, botanic based pharmaceuticals, clean production vegetables for oncology and pediatric uses, reforestation, seed sprouting, rooting cuttings etc.

The manufacturing process includes: selection of cargo worthy, inspected shipping containers, outside of containers are spray washed inside the building with drainage water stored and disposed of with a vac truck as needed. The containers are then dried and painted, inner walls and ceiling are insulated, and openings are made to accommodate venting for heat/cooling system. Strut, electrical, lights, watering lines, racking, and heating and cooling system is installed, and QA testing is completed.

There will be no hazardous materials onsite, no noise, odor or other nuisances. Customer visits are anticipated to be 6-12 per week, with marketing to be done primarily online. Deliveries of containers and materials anticipated to be a total of 6 times per week. There will be 8 employees and the hours of operations are 8:00 am to 5:00 pm Monday to Friday. Outdoor storage will consist of an estimated 6 storage containers, with room for another 4 to be stored while being worked on inside the building.

Since 1993 the parcel has been utilized to accommodate a processing and distribution business which saw continued expansion over the years. Recently the business relocated to another site and the landowners are seeking to find alternative tenants to utilize the existing buildings and infrastructure. The parcel already has a number of mature trees growing onsite so no further landscaping was required for this application.

RELEVANT POLICY/LEGISLATION

CALGARY METROPOLITAN REGIONAL BOARD (CMRB):

This application falls outside of the CMRB plan area, so no review is required by the Board.

MUNICIPAL DEVELOPMENT PLAN (MDP):

The application aligns with Section 3.7 of the MDP (Commercial and Industrial Development) as it promotes the expansion and diversification of the County's commercial and industrial base.

AREA STRUCTURE PLANS:

The application falls outside of any area structure plans.

LAND USE BYLAW (LUB) 2016-01:

Definition:

Industrial, Medium means the use of land, buildings and/or structures for an industrial activity that creates adverse impacts beyond the boundaries of the site for which the associated activity takes place due to appearance, emission of contaminants, noise, traffic volume, odor, fire, explosive hazards or dangerous goods. Characteristics of Industrial, Medium may include:

- a) Light to moderate open storage
- b) May have a retail or wholesale component that is subordinate to the principal use
- c) Moderate nuisance factors may extend past the boundaries of the site
- d) Moderate hazardous industry present

9.5 Industrial General District (IG)

| Permitted | Discretionary |
|--|---|
| Accessory Building / Structure | Agricultural Processing - Major |
| Agricultural Operation | Auction Mart |
| Agricultural Processing - Minor | Automotive and Equipment Services |
| Agricultural Support Services | Composting Facility |
| Cannabis Production Facilities (Only considered within the WH1ASP) | Dwelling, Employee |
| Commercial Storage | Industrial, Medium |
| Contractor Service | Mechanical Repair Shop |
| Essential Public Service | Signs requiring a Development Permit ⁴ |
| Food and Beverage Production | Tower |
| Greenhouse, Public | Warehouse Sales |
| Industrial, Light | Work Camp |
| Office | |
| Outdoor Storage | |
| Recreational Vehicle Storage | |
| Service Station | |
| Shipping Container | |
| Signs not requiring a Development Permit ⁴ | |
| Solar Panel, Ground Mount ¹ | |
| Solar Panel, Structure Mount ¹ | |
| Stripping and Grading ¹ | |
| Stockpile | |
| Veterinary Clinic | |
| Warehouse Storage | |
| WECS (Category 1) ¹ | |
| WECS (micro) ¹ | |

CIRCULATION COMMENTS:

| AGENCY CIRCULATION | |
|--------------------------------------|--|
| Not performed | |
| INTERNAL CIRCULATION | |
| | |
| Internal File Review | No Concerns. |
| NEIGHBOR CIRCULATION | |
| To landowners within 1600 m (1 mile) | No comments received at the time of this report. |

OPTIONS:

Staff proposes the following 3 possible options for Municipal Planning Commission to consider:

Option #1: THAT Municipal Planning Commission approve DP 2020-013:

Resolution 1: THAT Municipal Planning Commission approve DP 2020-013 for an Industrial, Medium Business subject to conditions noted in Appendix A.

Option #2: THAT Municipal Planning Commission refuse DP 2020-013 with reasons given.

Option #3: THAT Municipal Planning Commission provide an alternative recommendation.

RECOMMENDATION:

That Municipal Planning Commission choose Option #1 to approve DP 2020-013 for an Industrial, Medium Business subject to conditions noted in Appendix A based on the following:

- The proposed application aligns with Sections 3.7 of the MDP for commercial and industrial development.
- The proposed application aligns with the uses prescribed of the Industrial General (IG) District.
- The parcel has been used for an industrial type of operation since 1993 with no documented complaints.

Appendix A:

1. This Development Permit is issued solely for the purpose of a Greenhouse Manufacturing Business – Defined as Industrial, Medium.
2. No variances have been granted.
3. Development shall proceed according to Industrial General (IG) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
4. No permanent develop shall occur on or over any utility right of way or easement.
5. The business will operate in accordance with application details, Letter of Intent and plans or drawings as submitted with the Development Permit application and acknowledged to be appropriate.
6. Any future modifications or development on or to the lands will require the appropriate development permits in accordance with the Wheatland County Land Use Bylaw.

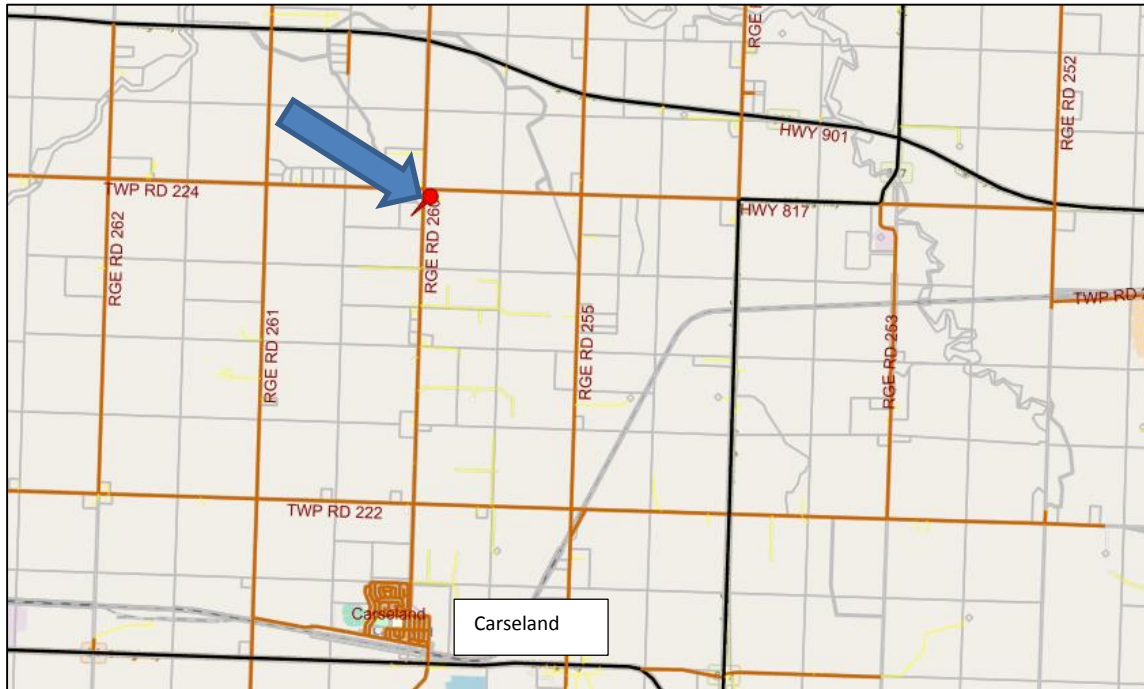
NOTES:

- All construction shall conform to Alberta Safety Code Regulations.
- Development shall meet all provincial and federal legislation including all provisions of Alberta Health Services.



Suzanne Hayes, Development Officer

Appendix B: Location Plan

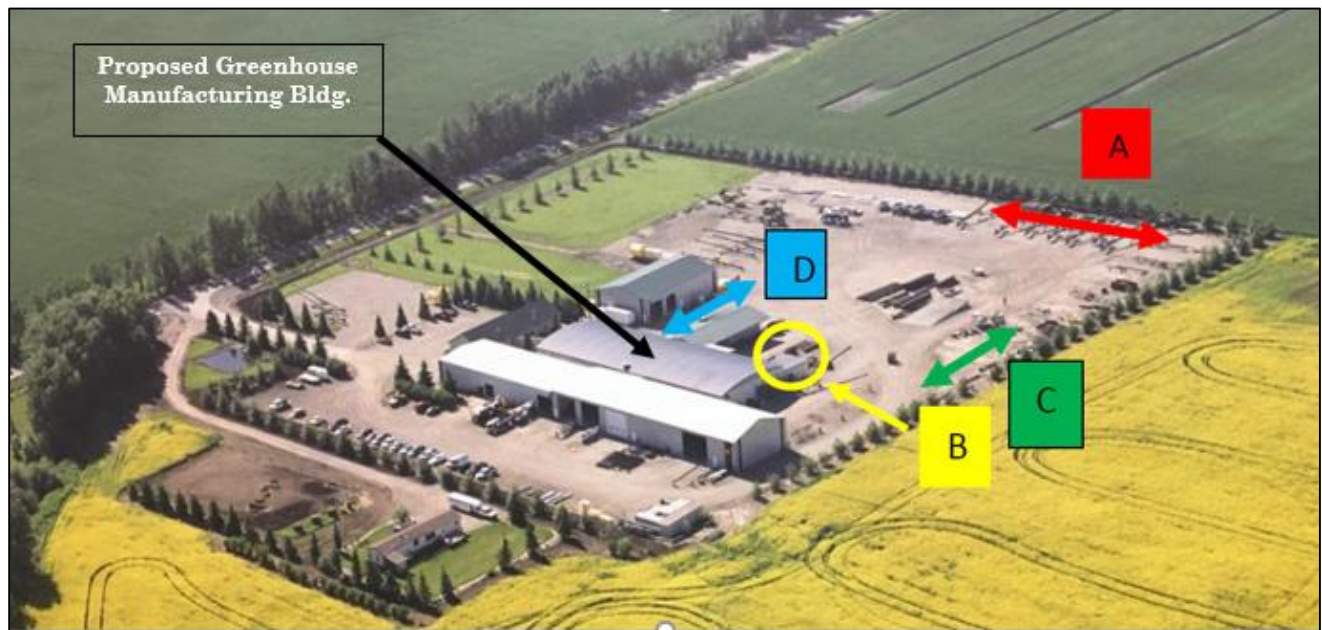


Appendix C: Aerial Photos



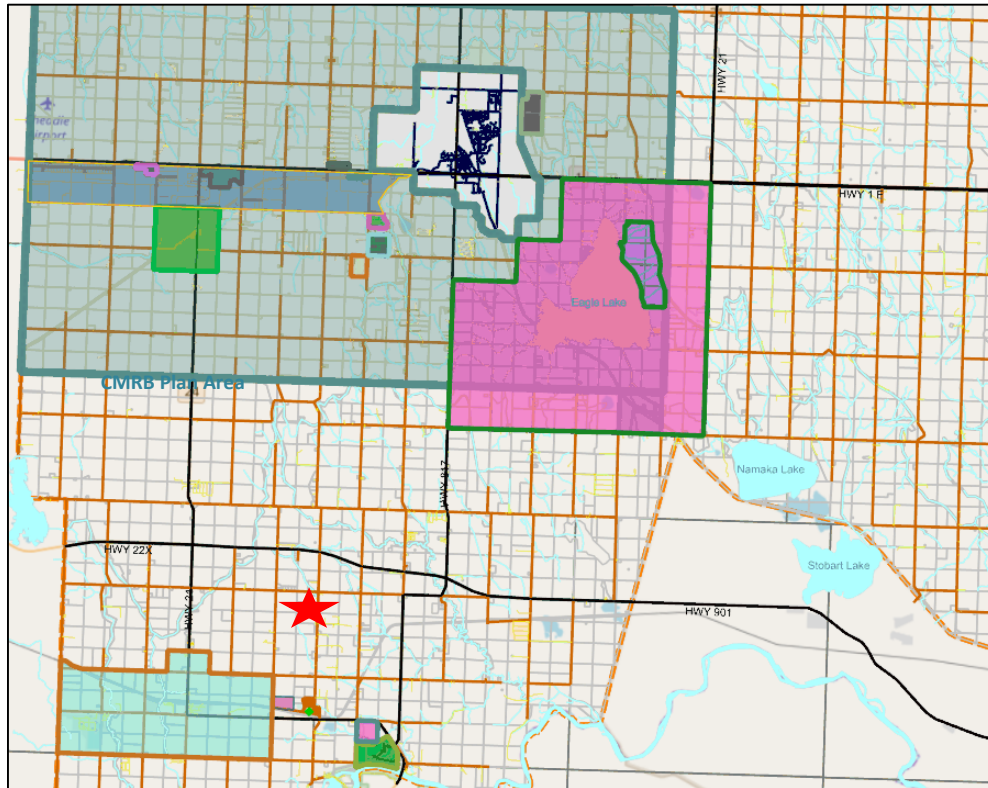


Appendix D: Site Plan

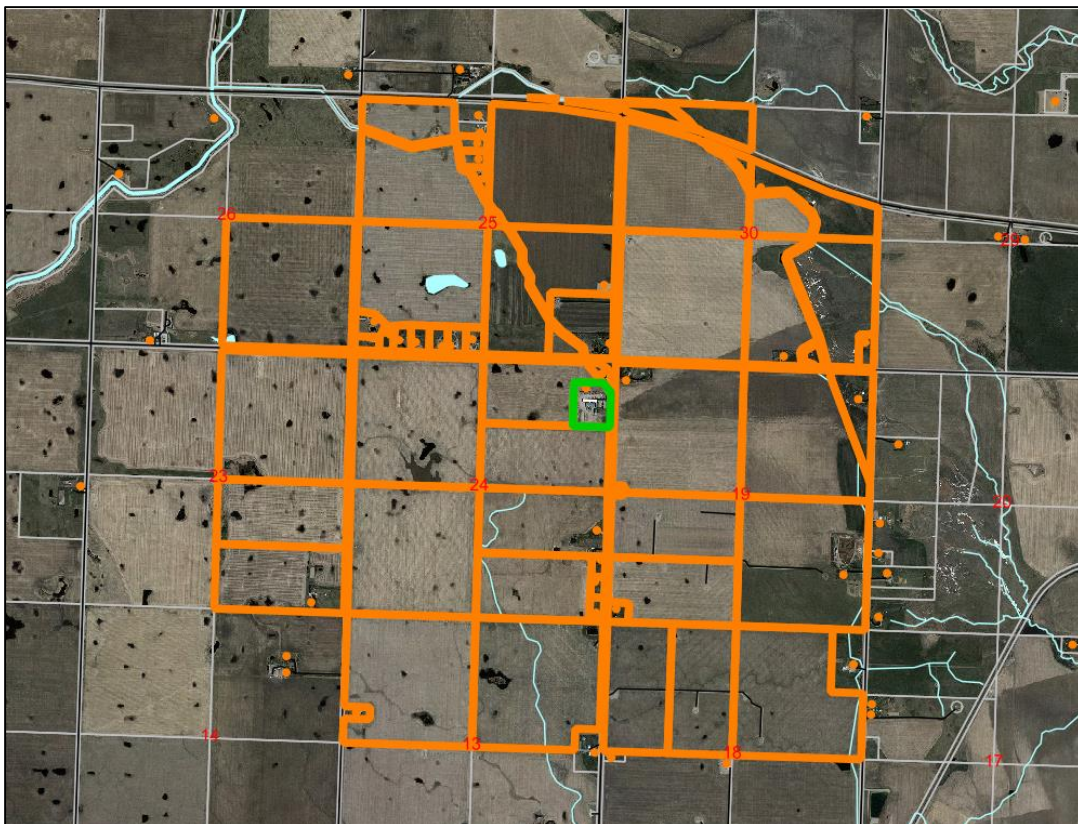


- A. ISO container storage (Outdoor, ground level storage)
- B. Metal - strut/C-channel (Indoor storage)
- C. Employee Parking
- D. Customer Parking

Appendix E: CMRB and Area Structure Plans (location indicated by red star)



Appendix F: Circulation Area



Appendix G: Photos







WHEATLAND COUNTY

Where There's Room to Grow

Request for Decision

March 10, 2020

Resolution No. _____

Date Prepared February 25, 2020

Subject

Decision-making topic title

SD2020-001 The purpose of this application is to subdivide a +/- 2.27 acre parcel and consolidate it with an existing 1.57 acre parcel.

Location: Adjacent to Highway 24 and the Hamlet of Cheadle

Recommendation

Clear resolution answering – what/who/how/when

RECOMMENDATION: Staff recommends that the Municipal Planning Commission choose Option #1 to approve Subdivision application SD2020-001 with the conditions noted in Appendix A of the Planning Report.

GM Comments

Any additional comments regarding the reason for the recommendation

RECOMMENDATION

Report/Document: Attached ☒ Available ☐ None ☐

Key Issue(s) / Concepts Defined

Define the topic, reference background material and state question to be answered

The applicant redesignated +/-2.27 acres of land from Agricultural General to Country Residential to prepare for this subdivision application. The applicant is looking to consolidate the +/-2.27 acres of land with the existing adjacent 1.57 acre parcel to create a +/-3.84 acre parcel.

The proposed subdivision aligns with the relevant policies, strategies, and objectives of the South Saskatchewan Regional Plan, Regional Growth Management Strategy, Municipal Development Strategy, and Cheadle Area Structure Plan. It provides a transitional parcel between the agricultural development and the Hamlet, is adjacent to an identified growth node, diversifies the residential development, and would not cause any land use conflicts. The proposed subdivision aligns with the Cheadle Area Structure Plan which has designated the parent parcel for future residential development.

Access to the proposed and remainder parcels are from County roads. The proposed development doesn't require water or sanitary servicing; the existing development is serviced by an onsite water well and private septic system. Staff is recommending a deferred services agreement be a condition

of subdivision to ensure the development will tie into County water and wastewater servicing once it becomes available.

Municipal reserve is required for this subdivision. An appraisal was completed for the parcel and fair market value was determined to be \$9,000 an acre. As the existing 1.57 acre parcel has already had municipal reserve taken, municipal reserve can only be taken on +/-2.27 acres.

No comments or concerns were received from adjacent landowners, external agencies, nor internal departments.

Relevant Policy / Practices / Legislation

Cite existing policies, practices and/or legislation

MGA, RSA 2000, c M-26 s.663

SSRP Strategic Plan and Implementation Plan for Community Development

RGMS Section 4.3

MDP 3.6 Residential Development

Cheadle Area Structure Plan

Land Use Bylaw 2016-01

Strategic Relevance

Reference to goals or priorities of current work program

N/A

Response Options and Desired Outcome(s)

Main result, along with highlighted requisites and benefits

The following are two (2) possible options for MPC's consideration:

Option #1: Subdivision Application 2020-001 be **approved** with the conditions noted in Appendix A based on the following:

- That with the stated conditions of approval, the Subdivision Authority has determined that the proposed subdivision complies with the County's Land Use Bylaw rules and regulations and the Municipal Development Plan policies.
- The Subdivision Authority is satisfied that the proposed subdivision, with the stated conditions, is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation of the MGA.

Option #2: Subdivision Application SD2020-001 be **refused**.

Staff recommends **Option #1 – Approval** for the following reasons:

The Subdivision Application:

- The proposed subdivision aligns with the policies and objectives of the MDP, RGMS, and SSRP.
- The proposed subdivision aligns with the rules and regulations of the LUB.

IMPLICATIONS OF RECOMMENDATION

General

Consequences to community, overall organization and/or other agencies

N/A

Organizational

Policy change or staff workload requirements

N/A

Financial

Current and/or future budget impact

N/A

Environmental, Staff and Public Safety

Consequences for the environment, consideration of effects on the safety of staff and the public

N/A

Follow-up Action / Communications

Timelines, decision-making milestones and key products

If approved, Staff will follow up with the applicant with the approved conditions and assist with the endorsement process where we can.

Submitted
by:



Megan Williams, BCD
Planner II

Reviewed
by:



Matthew Boscariol, MES, MCIP, RPP
General Manager of Community &
Development Services



PLANNING REPORT

Municipal Planning Commission
March 10th, 2020

FILE NO: SD2020-001

DIVISION #: 4

PROPOSAL: To subdivide a +/-2.27 acre parcel and consolidate it with an existing 1.57 acre parcel.

LOCATION: Adjacent to Highway 24 and the Hamlet of Cheadle

LEGAL DESCRIPTION: SW-2-24-26-W4M

TITLE AREA: 144.75 & 1.57 Acres

EXISTING LAND USE: Agricultural General and Country Residential

NUMBER OF PROPOSED PARCELS: No new parcels are being created. The subdivision and consolidation of the 1.57 acre parcel will result in a +/- 3.84 acre parcel.

Background:

The applicant redesignated +/-2.27 acres of land from Agricultural General to Country Residential to prepare for this subdivision application. The applicant is looking to consolidate the +/-2.27 acres of land with the existing adjacent 1.57 acre parcel to create a +/-3.84 acre parcel.

MUNICIPAL POLICY REVIEW

Interim Regional Growth Framework:

The subdivision falls within the Calgary Metropolitan Regional Board, as the application does not amend a statutory plan, a review by the Board was not required.

South Saskatchewan Regional Plan:

The proposed subdivision aligns with the South Saskatchewan Regional Plan (SSRP). The strategies in the Community Development section of the SSRP look to provide an appropriate mix of land uses, minimize potential conflict of land uses, limit the amount of agricultural fragmentation and minimize negative interactions between transportation corridors and land uses. This subdivision is providing enough land for the landowner to expand the existing country residential development; there have been no land use conflicts to date; and the parcel will be accessed from a County road and not the adjacent Provincial highway.

Regional Growth Management Strategy:

The proposed subdivision aligns with the Regional Growth Management Strategy (RGMS), which has designated Cheadle as a growth node. This subdivision will allow for future development, and is located within close proximity to Cheadle. The existing parcel utilizes the available infrastructure, and if Cheadle becomes serviced, it would be able to tie into those services as well.



In addition to being appropriately located, the proposed subdivision acts as a transitional parcel between the larger agricultural use and the smaller hamlet residential uses.

Municipal Development Plan:

In Section 3.6.1 the policies and objectives speak to diversifying the residential developments and of minimizing the encroachment of high density residential development on agricultural lands by providing a transitional parcel. The proposed subdivision directly supports those policies. The policies in Section 3.6.2 give preference to residential development within or adjacent to an existing urban area. The proposed subdivision is adjacent to Cheadle, supporting the policies in Section 3.6.2.

Cheadle Area Structure Plan:

This proposed subdivision aligns with the policies and objectives of the Cheadle ASP. The parent parcel has been designated for future residential development, by minimizing the amount of land removed for residential development, and allows farming activities to continue. It supports the Residential Development Section by providing a mix of housing types, and maintains the rural character by keeping the parcel to less than 5 acres.

Land Use Bylaw:

The +/- 2.27 acres was redesignated to Country Residential on December 17, 2019 in order to facilitate this subdivision and the proposed development. If the subdivision & consolidation are approved, the landowner will submit a development permit application for a garage.

| Permitted | Discretionary |
|---|---|
| Accessory Building / Structure | Bed and Breakfast |
| Agricultural Operation ² | Dwelling, Accessory |
| Agricultural Processing - Minor | Dwelling, Temporary |
| Day Home | Equestrian Centre |
| Dwelling, Duplex | Farm Gate Sales |
| Dwelling, Manufactured | Kennel |
| Dwelling, Modular | Home-Based Business, Type 3 |
| Dwelling, Moved On | Market Garden |
| Dwelling, Secondary Suite | Nursery |
| Dwelling, Semi-Detached | Show Home |
| Dwelling, Single Detached | Signs requiring a Development Permit [^] |
| Farm Building ² | Tower |
| Greenhouse, Private | |
| Home-Based Business, Type 2 | |
| Shipping Container | |
| Signs not requiring a Development Permit ¹ | |
| Solar Panel, Ground Mount ¹ | |
| Solar Panel, Structure Mount ¹ | |
| Stripping and Grading ¹ | |
| WECS (micro) ¹ | |
| WECS (Category 1) ¹ | |



TECHNICAL REVIEW

Access:

Access to the parcel will continue to be from Malone Ave. Access to the remainder parcel is from Township Road 240.

Water & Sanitary Servicing:

The proposed development for this site does not require water or sanitary servicing. The existing residential development is serviced by an onsite water well and septic system. Staff is recommending a deferred services caveat be registered on the parcel to ensure the dwelling will tie into municipal servicing when it becomes available.

Municipal Reserve:

As per the Municipal Government Act, Municipal Reserve is required for the proposed subdivision. Wheatland County's policy is to take cash-in-lieu as a condition of subdivision. Staff engaged an assessor to appraise the market value of the property, it was determined to be \$9,000/acre. The 1.57 acre parcel was subdivided in 2016, and municipal reserve was taken at that time. Therefore, the County can only take municipal reserve on the +/-2.27 acres. The amount owed will be \$2,043, the final amount will be determined on the final plan of survey.

CIRCULATION COMMENTS

No letters were received from adjacent landowners.

| EXTERNAL AGENCIES | COMMENTS |
|--------------------------|---|
| AB Community Development | No concerns. |
| AB Culture | No concerns. |
| AER | No concerns. |
| WID | No objections. |
| AB Health Services | No concerns. |
| ATCO Gas | The existing/future gas lines on the subject property are protected by way of a Utility Right of Way agreement, registered as instrument #741 105 699. Therefore, ATCO Gas has no objection to the proposed subdivision. |
| ATCO Pipelines | No objections. |
| AB Transportation | The subdivision proposal does not meet Section 14 or 15 of the Regulation. The department anticipates minimal impact on the highway from this proposal. Additionally there is no direct access to the highway as well as sufficient local road access to the subdivision and adjacent lands. Therefore, pursuant to Section 16 of the Regulation, this department grants approval for the subdivision authority to grant a variance of Section 14 and 15 if they choose to do so. |



| | |
|--|--------------------------|
| Fortis | No easement is required. |
| Ovinitive Corp | No concerns. |
| INTERNAL DEPARTMENTS | |
| Agricultural/Environmental Services | No comments. |
| Emergency Services | No concerns. |
| Development Services | No concerns. |
| Protective Services | No concerns. |
| Transportation & Infrastructure Services | No concerns. |

RECOMMENDATION:

The following are two (2) possible options for MPC's consideration:

Option #1: Subdivision Application SD2020-001 be **approved** with the conditions noted in Appendix A based on the following:

- That with the stated conditions of approval, the Subdivision Authority has determined that the proposed subdivision complies with the County's Land Use Bylaw rules and regulations and the Municipal Development Plan policies.
- The Subdivision Authority is satisfied that the proposed subdivision, with the stated conditions, is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation of the MGA.

Option #2: Subdivision Application SD2020-001 be **refused**.

Staff recommends **Option #1 - Approval** for the following reasons:

- The proposed subdivision generally aligns with the policies and objectives of the MDP, RGMS, and SSRP.
- The proposed subdivision aligns with the rules and regulations of the LUB.

Respectfully submitted,

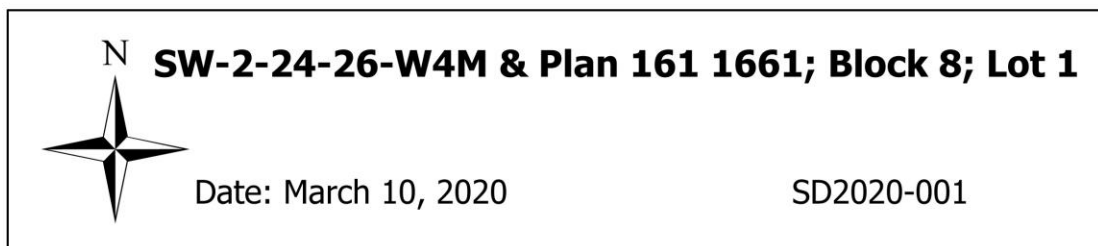
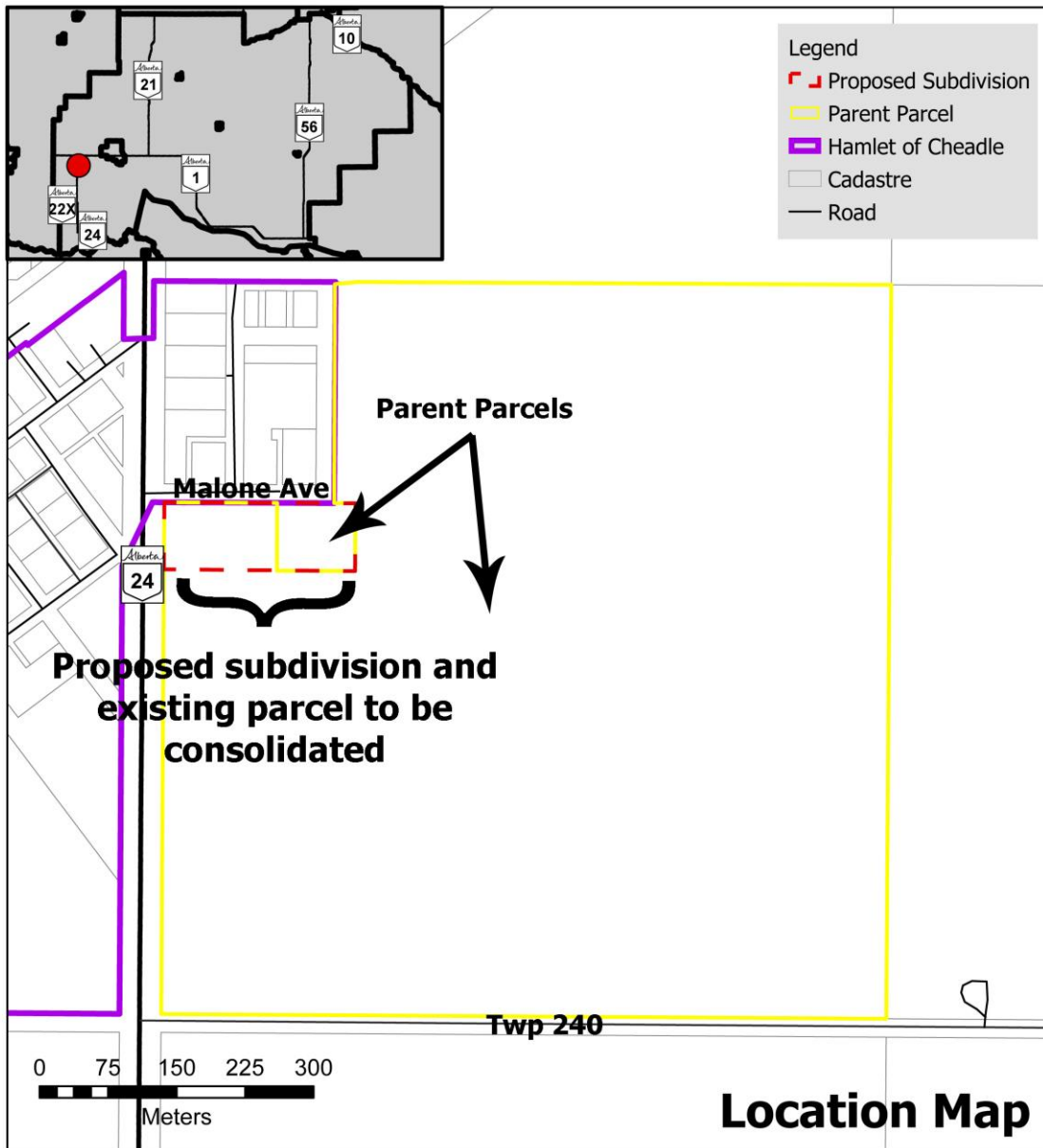
Megan Williams
Planner II

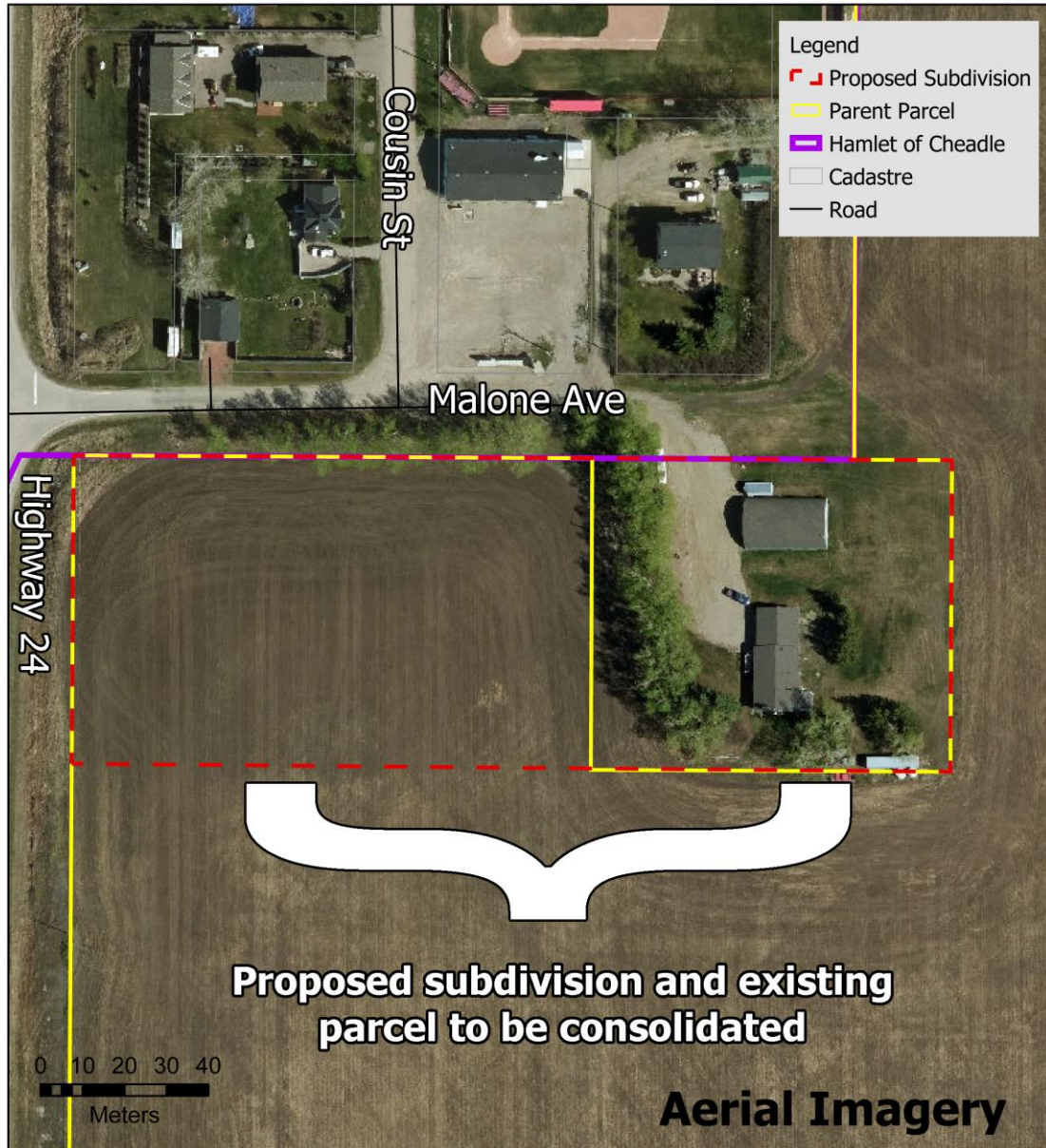
Appendix A



Proposed Conditions for Approval:

- 1) Subdivision to be effected by a Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding taxes up to and including the year in which the subdivision is to be registered shall be paid to the municipality.
- 3) That the 10% municipal reserve requirement, pursuant to Section 666 of the Municipal Government Act be provided by payment of cash-in-lieu in accordance with the per acre value of \$9,000 as stated in the appraisal prepared by I. Weleschuk (February 3, 2020). The exact amount owed will be determined based on the final plan of survey.
- 4) Approaches to the proposed parcel(s) and remainder built and located to County Standards and approved by the Public Works Department, at the Owners expense.
- 5) Existing approaches to the proposed and remainder parcel to meet County Standards and approved by the Public Works Department, at the Owner's expense.
- 6) The Owners are to enter into a *Deferred Services Agreement* for water and wastewater with Wheatland County which shall be registered by caveat concurrently with the final plan against the title(s) being created.





SW-2-24-26-W4M & Plan 161 1661; Block 8; Lot 1

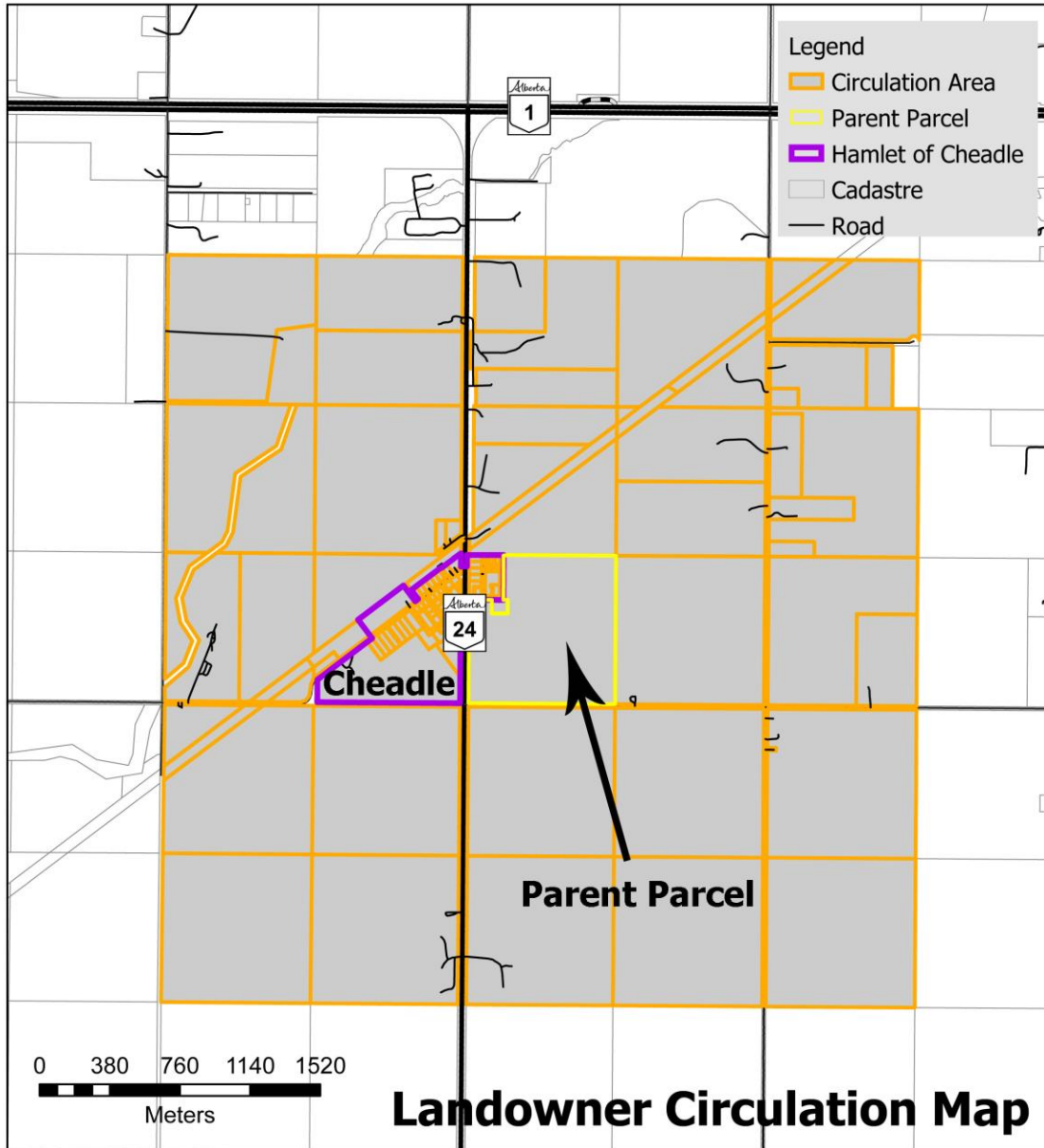
Date: March 10, 2020

SD2020-001



CHEADLE ASP PLAN MAP





SW-2-24-26-W4M & Plan 161 1661; Block 8; Lot 1

Date: March 10, 2020

SD2020-001



WHEATLAND COUNTY

Where There's Room to Grow



Request for Decision

March 10, 2020

Resolution No. _____

Date Prepared February 25, 2020

Subject

Decision-making topic title

SD2020-002 to subdivide a +/- 10 acre parcel within SE-18-26-18-W4M

Recommendation

Clear resolution answering – what/who/how/when

RECOMMENDATION: Staff recommends that the Municipal Planning Commission choose Option #1 to approve Subdivision application SD2020-002 with the conditions noted in Appendix A of the Planning Report.

GM Comments

Any additional comments regarding the reason for the recommendation

RECOMMENDATION

Report/Document:

Attached

☒

Available

☐

None

☒

Key Issue(s) / Concepts Defined

Define the topic, reference background material and state question to be answered

The purpose of this application is to subdivide +/-10.00 acres from an undivided +/-160 acre quarter section. An existing dwelling serviced by a private well and private sewage disposal system will be located within the proposed +/- 10 acre parcel. The remainder parcel is a farming operation that contains a private dwelling, as well as several farm buildings and grain bins. The remainder parcel can be accessed by existing approach off of Township Road 262.

The proposed subdivision is located directly adjacent to Township Road 262. As a condition of subdivision, the County is requesting that an approach be constructed to access the new parcel. The applicant has expressed concerns regarding the grade and visibility of potential new access off of Township Road 262 and has requested that MPC consider including an access easement agreement registered on both parcels as a condition of subdivision, so that the proposed parcel can use the existing approach with the remainder parcel.

Relevant Policy / Practices / Legislation

Cite existing policies, practices and/or legislation

Section 5 of the SSRP
Section 4.2 of the RGMS
Section 3.1 of the MDP
Section 9.1 of the LUB

Strategic Relevance

Reference to goals or priorities of current work program

N/A

Response Options and Desired Outcome(s)

Main result, along with highlighted requisites and benefits

Option #1: Subdivision Application SD2020-002 be **approved** with the tentative plan and conditions noted in **Appendix A** based on the following:

- That with the stated conditions of approval, the Subdivision Authority has determined that the proposed subdivision complies with the County's Land Use Bylaw rules and regulations and the Municipal Development Plan policies.
- The Subdivision Authority is satisfied that the proposed subdivision, with the stated conditions, is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation of the MGA.

Option #2: Subdivision Application SD2020-002 be **approved** with the tentative plan and conditions noted in **Appendix B** based on the following:

- That with the stated conditions of approval, the Subdivision Authority has determined that the proposed subdivision complies with the County's Land Use Bylaw rules and regulations and the Municipal Development Plan policies.
- The Subdivision Authority is satisfied that the proposed subdivision, with the stated conditions, is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation of the MGA.

Option #3: Subdivision Application SD2020-002 be **refused**.

IMPLICATIONS OF RECOMMENDATION

General

Consequences to community, overall organization and/or other agencies

N/A

Organizational

Policy change or staff workload requirements

N/A

Financial

Current and/or future budget impact

N/A

Environmental, Staff and Public Safety

Consequences for the environment, consideration of effects on the safety of staff and the public

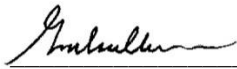
N/A

Follow-up Action / Communications

Timelines, decision-making milestones and key products

Inform the applicant of MPC's Decision.

Submitted
by:



Graham Allison
Planner 1

Reviewed
by:



Sherry Baers
Manager of Planning & Safety
Codes Services



Matthew Boscariol, MES, MCIP, RPP
General Manager of Community &
Development Services



PLANNING REPORT

Municipal Planning Commission
March 10, 2020

FILE NO: SD2020-002 **DIVISION #:** 7

PROPOSAL: Subdivide one +/- 10.0 ac parcel from the titled area

LOCATION: Adjacent to Range Rd. 262, approximately 12 km (7.5 mi) southeast of the Hamlet of Dalum

LEGAL DESCRIPTION: SE-18-26-18-W4M

TITLE AREA: +/- 160.0 ac

EXISTING LAND USE: Agricultural General (AG)

NUMBER OF PROPOSED PARCELS: 1

Background:

The purpose of this application is to subdivide +/-10.00 acres from an undivided +/-160 acre quarter section. An existing dwelling serviced by a private well and private sewage disposal system will be located within the proposed +/- 10 acre parcel. The remainder parcel is a farming operation that contains a private dwelling, as well as several farm buildings and grain bins. The remainder parcel can be accessed by existing approach off of Township Road 262.

The proposed subdivision is located directly adjacent to Township Road 262. As a condition of subdivision, the County is requesting that an approach be constructed to access the new parcel. The applicant has expressed concerns regarding the grade and visibility of potential new access off Township Road 262 and has requested that MPC consider including an access easement agreement registered on both parcels as a condition of subdivision, so that the proposed parcel can use the existing approach with the remainder parcel.

MUNICIPAL POLICY REVIEW

Calgary Metropolitan Regional Plan

The subject site does not fall within the jurisdiction of the Calgary Metropolitan Regional Board.

South Saskatchewan Regional Plan

Section 5 of the South Saskatchewan Regional Plan (SSRP) advocates for the efficient use of land by discouraging the conversion and fragmentation of agricultural parcels. This section also aims to reduce the rate at which land is converted from an undeveloped state into permanent, built environment. The proposed parcel is a 10 acre subdivision with an existing, serviced private dwelling. This application is in alignment with the objectives of the SSRP by preserving cultivated land on the proposed and remainder parcels, without proposing new development.

Regional Growth Management Strategy

The RGMS provides long term guidance for development in the County with a goal of protecting productive agricultural land by concentrating development in built out areas. Section 4.2 encourages the preservation of agriculturally zoned land. The proposed subdivision is a first parcel out subdivision that will continue to be designated as Agricultural General (AG) District and will continue to be used for farming. There are no plans for new development on site.

Municipal Development Plan

The proposal aligns with the MDP. It supports the Agricultural section's objectives and policies through maintaining the agricultural land use. The parcel will remain farmland with an existing dwelling.

Land Use Bylaw

The proposed parcel is currently zoned Agricultural General (AG) District and is in general alignment with the goals and regulations of this district.

TECHNICAL REVIEW

Access:

The subject parcel is adjacent to Township Road 262 and has an existing approach. A new approach is required for the proposed parcel; however, the landowner has expressed concerns about the location of a new approach off of Township Road 262 to the proposed parcel, citing the steep grades off of Township Rd. 262 and visibility (appropriate site lines) for traffic as hazards. Administration has visited the site and has determined that visibility from the site meets the County's standard of 183 metres, but was unable to confirm whether or not the grade change between the road and the proposed site would prevent the construction of an approach. After multiple discussions with the applicant to determine an alternative,, Staff is presenting the following options:

1. That the plan of subdivision is to include a panhandle to the existing approach (Tentative Plan A) allowing both parcels to share the existing approach; or
2. That an access easement be registered on both parcels allowing the proposed parcel access via the private driveway (Tentative Plan B).

Staff recommends that MPC choose Option 1 to include a panhandle to the existing approach which would allow a shared approach for the proposed and remainder parcel. The County generally discourages the registration of access easements, like the one proposed in Tentative Plan B, unless all other options are determined to be unfeasible as per Section 7.1.1 of the Land Use Bylaw. Option 1 would realign the boundaries of the proposed parcel to form a panhandle along the existing driveway to create a shared approach. The Owner expressed concerns that a panhandle along the existing driveway would separate the grain bins (on the southwest side of the driveway) from the farming operation. It was his desire that the grain bins be included with the remainder and be contiguous. In order to accommodate this request, the property lines were re-configured; the southern boundary of the proposed parcel was moved +/-50.00 feet north from Township Road 262, so that an alternative access to the grain bins is available. Tentative Plan A was prepared for the applicant's consideration; the applicant agreed that this option would be feasible.

Water Servicing:

The existing dwelling located on site is serviced by an existing private well within the boundaries of the proposed subdivision.

Sanitary Servicing:

The existing dwelling is serviced by an existing private septic disposal system that is contained within the proposed parcel.

Municipal Reserve:

As per the *Municipal Government Act*, Municipal Reserve is not required on the subject parcel. As Section 663 states that a subdivision authority may not require the owner of a parcel of land subject to a proposed subdivision to provide reserve land or cash lieu if the subdivision is the first lot subdivided from a quarter section. The proposed subdivision is a first parcel out subdivision and will not be required to pay municipal reserve.

CIRCULATION COMMENTS

The proposal was circulated to all landowners within 1.0 mile of the subject lands. No letters were received in support or objection to the application at the time this report was prepared.

| EXTERNAL AGENCIES | COMMENTS |
|-----------------------------------|-----------------------|
| AB Community Development | No comments received. |
| AB Culture | No comments received. |
| AB Energy Regulator | No comments received. |
| AB Environment & Parks | No comments received. |
| AB Health Services | No comments received. |
| AB Transportation | No comments received. |
| ATCO Electric | No comments received. |
| ATCO Gas | No objections. |
| ATCO Pipelines | No objections. |
| AB Utilities Commission | No comments received. |
| Canada Post | No comments received. |
| Encana Corporation | No comments received. |
| Fortis Alberta | No comments received. |
| Golden Hills School Division | No comments received. |
| Redeemer Catholic School Division | No comments received. |
| Telus | No comments received. |
| Western Irrigation District | No objections. |

| INTERNAL DEPARTMENTS | |
|--|---|
| Agricultural Services | No concerns. |
| Emergency Services | No concerns. |
| Development Services | No concerns. |
| Protective Services | No concerns. |
| Transportation & Infrastructure Services | <p>No concerns.</p> <p>Please ensure that road widening easement and land acquisition agreements are made a condition of approval.</p> <p>Also, a new approach should be constructed to access the proposed parcel.</p> |

RECOMMENDATION:

The following are three (3) possible options for MPC's consideration:

Option #1: Subdivision Application SD2020-002 be **approved** with the tentative plan and conditions noted in **Appendix A** based on the following:

- That with the stated conditions of approval, the Subdivision Authority has determined that the proposed subdivision complies with the County's Land Use Bylaw rules and regulations and the Municipal Development Plan policies.
- The Subdivision Authority is satisfied that the proposed subdivision, with the stated conditions, is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation of the MGA.

Option #2: Subdivision Application SD2020-002 be **approved** with the tentative plan and conditions noted in **Appendix B** based on the following:

- That with the stated conditions of approval, the Subdivision Authority has determined that the proposed subdivision complies with the County's Land Use Bylaw rules and regulations and the Municipal Development Plan policies.
- The Subdivision Authority is satisfied that the proposed subdivision, with the stated conditions, is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation of the MGA.

Option #3: Subdivision Application SD2020-002 be **refused**.

Staff recommends **Option #1 – Approval of the tentative plan and conditions noted in Appendix A** for the following reasons:

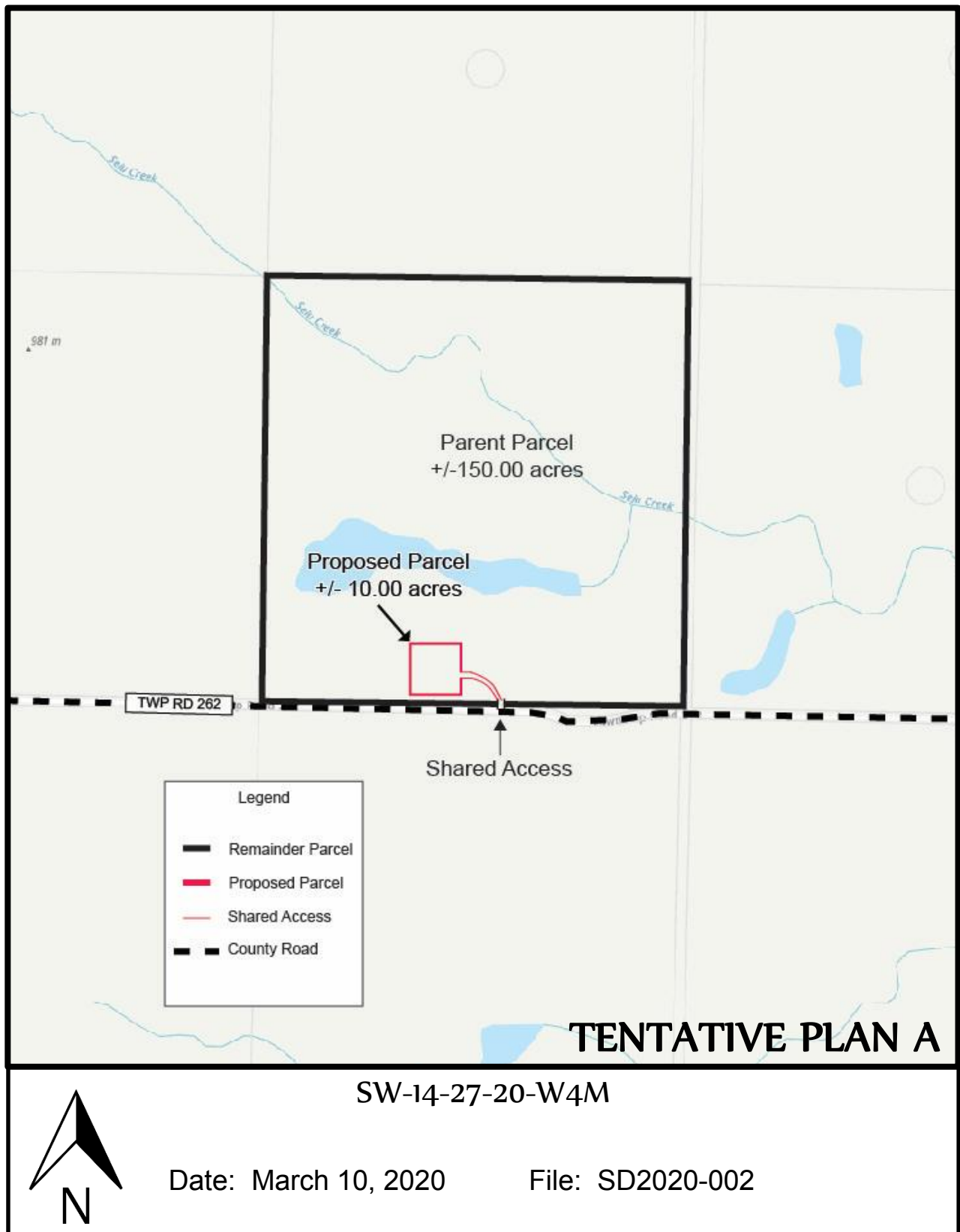
- The proposed application largely aligns with the objectives and policies of the MDP
- The proposed application aligns with the rules and regulations of the LUB

Respectfully submitted,



Graham Allison, Planner 1
Wheatland County

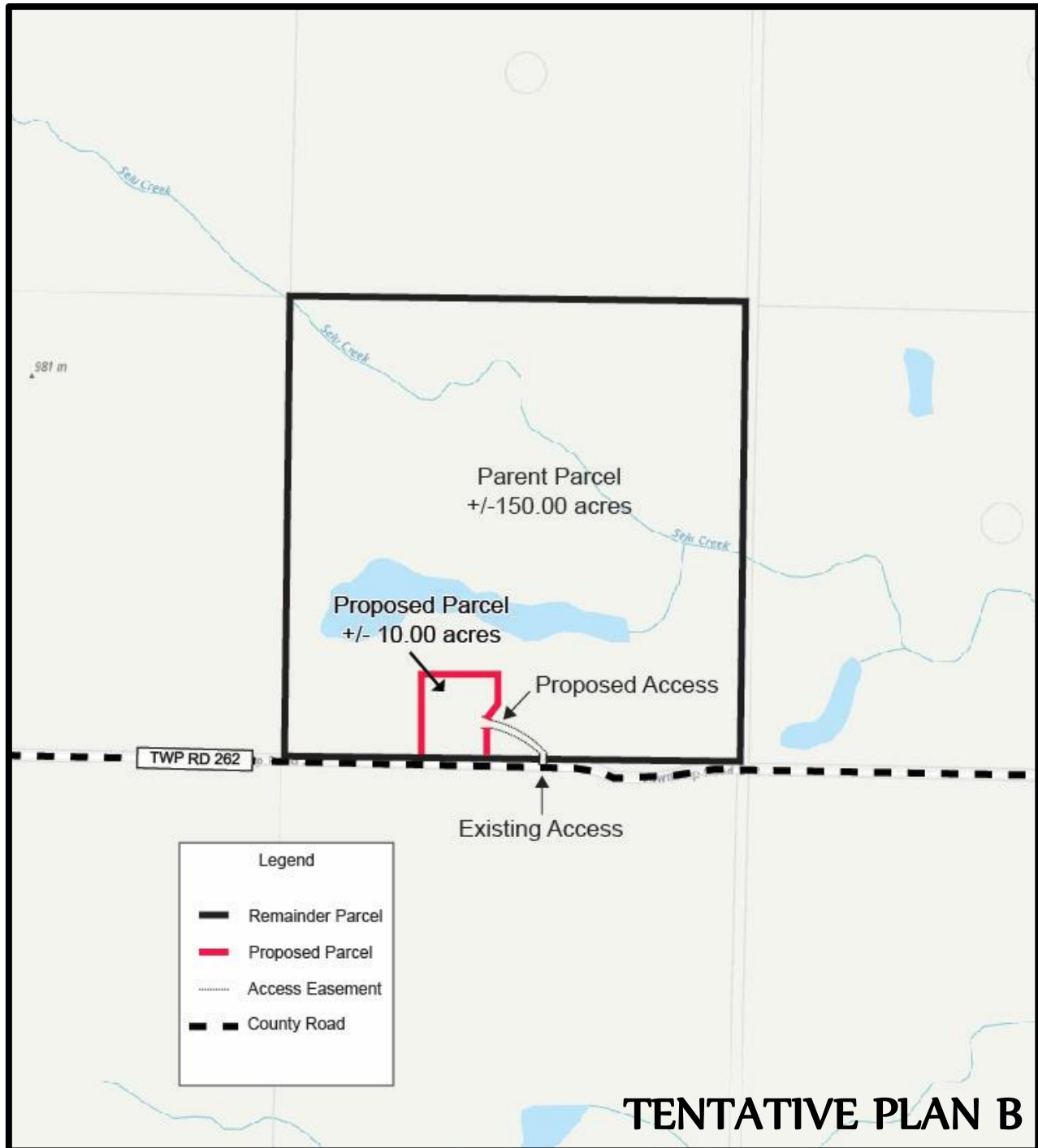
Schedule A



Schedule A Proposed Conditions for Approval:

- 1) Subdivision to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding taxes up to and including the year in which the subdivision is to be registered shall be paid to the municipality.
- 3) A Shared Approach to the proposed parcel(s) and remainder built and located to County Standards and approved by the Public Works Department, at the Owners expense.
- 4) The Owner is to enter into an *Agreement of Easement for Construction and Maintenance of Any Public Works* with Wheatland County which shall be registered by caveat concurrently with the final plan against the title(s) being created.
- 5) The Owner is to enter into a *Road Acquisition Agreement*, which shall be registered by caveat concurrently with the final plan against the title(s) being created.

Schedule B



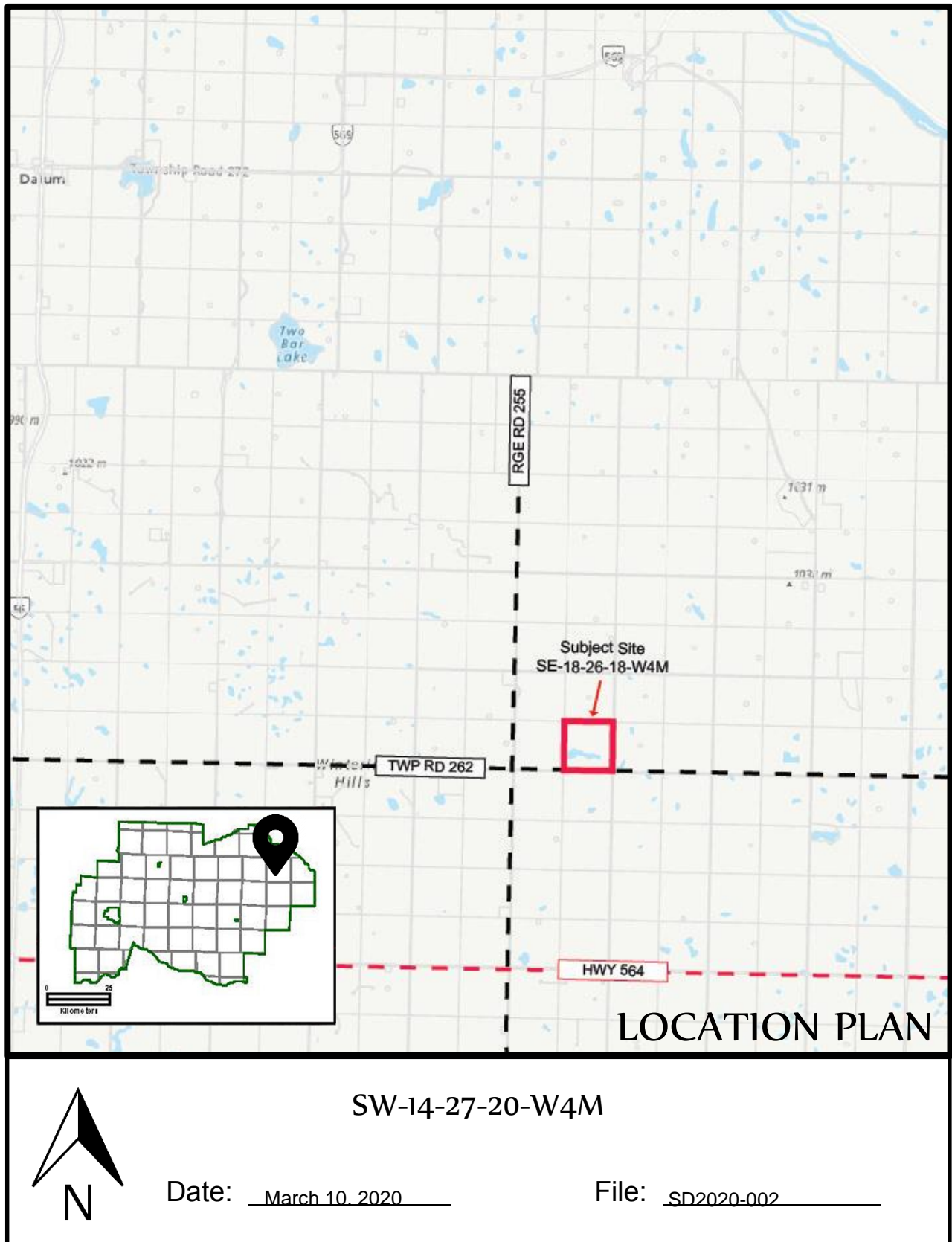
SW-14-27-20-W4M

Date: March 10, 2020

File: SD2020-002

Schedule B Proposed Conditions for Approval:

- 1) Subdivision to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding taxes up to and including the year in which the subdivision is to be registered shall be paid to the municipality.
- 3) The Owner is to enter into an *Agreement of Easement for Construction and Maintenance of Any Public Works* with Wheatland County which shall be registered by caveat concurrently with the final plan against the title(s) being created.
- 4) The Owner is to enter into a *Road Acquisition Agreement*, which shall be registered by caveat concurrently with the final plan against the title(s) being created.
- 5) The Owner is to enter into an *Access Easement Agreement* with the proposed parcel to provide access to the remainder parcel, as per the approved Tentative Plan, which shall include:
 - a) Registration of the applicable access right of way plan;
 - b) Preparation and registration of respective easements on each title, where required.







SW-14-27-20-W4M

Date: March 10, 2020

File: SD2020-002 Page 12 of 12



WHEATLAND COUNTY

Where There's Room to Grow

Request for Decision

March 10, 2020

Resolution No. _____

Date Prepared February 21, 2020

Subject

Decision-making topic title

SD2020-003 to subdivide a +/- 10 acre parcel within SW-14-25-25-W4M from the 160 acre parent parcel.

Recommendation

Clear resolution answering – what/who/how/when

RECOMMENDATION: Staff recommends that the Municipal Planning Commission choose Option #1 to approve Subdivision application SD2020-003 with the conditions noted in Appendix A of the Planning Report.

GM Comments

Any additional comments regarding the reason for the recommendation

RECOMMENDATION

Report/Document:

Attached

☒

Available

☐

None

☐

Key Issue(s) / Concepts Defined

Define the topic, reference background material and state question to be answered

The purpose of this application is to subdivide the first parcel out of a quarter section (+/-160 acres) located within SW-14-25-25-W4M. The subject lands are at the intersection of Highway 817 and Township Road 252. The proposed parcel is approximately +/-10.00 acres of undeveloped land that is zoned Agricultural General (AG) District. The proposed parcel can be accessed from an existing approach off of Highway 817, while the remainder parcel has an access off of Township Road 252. Although the proposed parcel is undeveloped there are plans to construct a dwelling serviced by a private well and private sewage disposal system.

Relevant Policy / Practices / Legislation

Cite existing policies, practices and/or legislation

SSRP - Implementation plans for Agriculture
RGMS - Section 4.2 for Community Development, Agriculture
MDP - Sections 3.1 and 3.11
LUB - Section 9.1 Agricultural General District

Strategic Relevance

Reference to goals or priorities of current work program

N/A

Response Options and Desired Outcome(s)

Main result, along with highlighted requisites and benefits

Option #1: Subdivision Application SD2020-003 be **approved** with the conditions noted in Appendix A based on the following:

- That with the stated conditions of approval, the Subdivision Authority has determined that the proposed subdivision complies with the County's Land Use Bylaw rules and regulations and the Municipal Development Plan policies.
- The Subdivision Authority is satisfied that the proposed subdivision, with the stated conditions, is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation of the MGA.

Option #2: Subdivision Application SD2020-003 be **refused**.

IMPLICATIONS OF RECOMMENDATION**General**

Consequences to community, overall organization and/or other agencies

N/A

Organizational

Policy change or staff workload requirements

N/A

Financial

Current and/or future budget impact

N/A

Environmental, Staff and Public Safety

Consequences for the environment, consideration of effects on the safety of staff and the public

N/A

Follow-up Action / Communications

Timelines, decision-making milestones and key products

Inform the applicant of MPC's Decision.

Submitted
by:



Graham Allison
Planner 1

Reviewed
by:



Sherry Baers
Manager of Planning & Safety
Codes Services



Matthew Boscariol, MES, MCIP, RPP
General Manager of Community &
Development Services



PLANNING REPORT

Municipal Planning Commission
March 10, 2020

FILE NO: SD2020-003

DIVISION #: 5

PROPOSAL: Subdivide one +/- 10.00 acre parcel from the 160 acre titled area

LOCATION: Adjacent to Hwy. 817, approximately 7.2 km (4.5 mi) north of the Town of Strathmore

LEGAL DESCRIPTION: SW-14-25-25-W4M

TITLE AREA: +/- 160.0 Acres

EXISTING LAND USE: Agricultural General (AG) District

NUMBER OF PROPOSED PARCELS: 1

Background:

The purpose of this application is to subdivide the first parcel out of a quarter section (+/-160 acres) located within SW-14-25-25-W4M. The subject lands are at the intersection of Highway 817 and Township Road 252. The proposed parcel is approximately +/-10.00 acres of undeveloped land that is zoned Agricultural General (AG) District. The proposed parcel can be accessed from an existing approach off of Highway 817, while the remainder parcel has an access off of Township Road 252. Although the proposed parcel is undeveloped there are plans to construct a dwelling serviced by a private well and private sewage disposal system.

MUNICIPAL POLICY REVIEW

Calgary Metropolitan Regional Plan (CMRB)

The subject parcel does not fall within the jurisdiction of the Calgary Metropolitan Regional Board.

South Saskatchewan Regional Plan (SSRP)

A major objective of the South Saskatchewan Regional Plan (SSRP) is to ensure that region's agricultural industry is maintained and diversified. The implementation strategies related to this objective aim to "Maintain an agricultural land base by reducing the fragmentation and conversion of agricultural land" by discouraging development on productive land and development that fragments contiguous agricultural parcels. The SSRP also recognizes that smaller parcels contribute to the diversification of the overall agricultural economy. This proposed 10 acre subdivision will not contribute to the fragmentation or conversion of agricultural land and is therefore in alignment with the goals and regulations of the SSRP.

Regional Growth Management Strategy (RGMS)

The RGMS provides long term guidance for development in the County. As per Section 4.2 under the Agriculture policies and goals, the proposed subdivision is a first parcel out subdivision intended to be used for farming with a proposed dwelling

Municipal Development Plan (MDP)

Under Section 3.1 Agriculture, the proposal aligns with policy 3.1.1.2 and 3.1.1.3 by neither contributing to the reduction nor fragmentation of agricultural lands. The proposed subdivision will remain in agricultural use with a proposed dwelling.

Under Section 3.11, the proposed subdivision contains a private water well with a proposed private sewage disposal system. This complies with policy 3.11.3 of the MDP, which states that a proposal containing fewer than six (6) lots per quarter section may be serviced by privately owned wells and Private sewage disposal systems

Land Use Bylaw (LUB)

As per Section 9.1, The proposed subdivision will remain Agricultural General (AG), therefore there is no conflict with adjacent parcels. The subdivided parcel does not contribute to the loss or fragmentation of agricultural land, which aligns with the purpose and intent of the Agricultural General (AG) district of the land use bylaw. The parcel will remain farmland with a proposed dwelling.

TECHNICAL REVIEW

Access:

The proposed parcel can be accessed by an existing approach off Highway 817, while the remainder parcel can be accessed by an existing approach off of Township road 252.

Water Servicing:

A groundwater assessment was completed in August 2019, which concluded that the groundwater in the area contained a total dissolved solids (TDS) concentration of 896-943 mg/L. Most consumers will tolerate drinking water with up to 1000 mg/L TDS, though the potential exists for water under the site to require removal of sodium prior to use as drinking water. There is a proposed well on site that will service the proposed dwelling.

Sanitary Servicing:

There is currently no sanitary servicing on site, however a private sewage disposal system is being proposed. A Private Sewage Treatment Report was completed in October of 2019 which concluded that the proposed subdivision can support a private sewage disposal system.

Municipal Reserve:

As per the *Municipal Government Act*, Municipal Reserve is not required on the subject parcel. As Section 663 states that a subdivision authority may not require the owner of a parcel of land subject to a proposed subdivision to provide reserve land or cash lieu if the subdivision is the first lot subdivided from a quarter section. The proposed subdivision is a first parcel out subdivision and will not be required to pay municipal reserve.

CIRCULATION COMMENTS

The proposal was circulated to all landowners within 1.0 mile of the subject lands. No letters were received in support or objection to the application at the time this report was prepared.

| EXTERNAL AGENCIES | COMMENTS |
|--------------------------|--|
| AB Community Development | No comments received. |
| AB Culture | No comments received. |
| AB Energy Regulator | No comments received. |
| AB Environment & Parks | <p>“This parcel situated between these two large wetlands has certainly caught my attention, while it appears that this parcel is avoiding both the north and the south wetland, I cannot say if the current shorelines are the historical wetland edge or boundaries, often wetlands increase and decrease in size over many years and the actual delineation of the shore may be different than at present. I would suggest that out of due diligence, this be referred to the Wetland boundaries unit in Edmonton, for further historical photo review, due to the very close proximity and size of both wetlands.”</p> <p>Staff circulated Wetland boundaries and Species At Risk departments at AEP, no comments were received from Water Boundaries, and Species at Risk had no concerns. See Comment Below</p> <p>“I would advise that no special setbacks be required for piping plovers on Dawson Lake. The lake should be considered very poor habitat for the species, and plovers would not be expected to occur there in the future. The 100 m setback mandated by the county would be sufficient protection for the birds if they unexpectedly showed up in the future.”</p> |
| AB Health Services | No comments received. |
| AB Transportation | <p>Alberta Transportation is not opposed to the proposal and, in this instance, the department grants an unconditional waiver of the requirements of Section 14 of the Regulation.</p> <p>However, under Section 15(2) of the Regulation, the dedication of a 30 metre wide service road right of way from the south boundary of the SW-14-25-25-W4M to the south boundary of the proposed lot, parallel and adjacent to Highway 817 at no cost to the minister is required, as highlighted on the subdivision sketch.</p> <p>Registrations of a 30 metre service road caveat has been added as a condition of subdivision</p> |
| ATCO Electric | No comments received. |
| ATCO Gas | No objections. |

| | |
|--|-----------------------|
| ATCO Pipelines | No objections. |
| AB Utilities Commission | No comments received. |
| Canada Post | No comments received. |
| Encana Corporation | No comments received. |
| Fortis Alberta | No comments received. |
| Golden Hills School Division | No comments received. |
| Redeemer Catholic School Division | No comments received. |
| Telus | No comments received. |
| Western Irrigation District | No objections. |
| INTERNAL DEPARTMENTS | |
| Agricultural Services | No concerns. |
| Emergency Services | No concerns. |
| Development Services | No concerns. |
| Protective Services | No concerns. |
| Transportation & Infrastructure Services | No concerns. |

RECOMMENDATION:

The following are two (2) possible options for MPC's consideration:

Option #1: Subdivision Application SD2020-003 be **approved** with the conditions noted in Appendix A based on the following:

- That with the stated conditions of approval, the Subdivision Authority has determined that the proposed subdivision complies with the County's Land Use Bylaw rules and regulations and the Municipal Development Plan policies.
- The Subdivision Authority is satisfied that the proposed subdivision, with the stated conditions, is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation of the MGA.

Option #2: Subdivision Application SD2020-003 be **refused**.

Staff recommends **Option #1 – Approval** for the following reasons:

- The proposed application generally aligns with the objectives and policies of the MDP.
- The proposed application aligns with the rules and regulations of the LUB.
- Staff has no concerns with the servicing and access for this proposed subdivision.

Respectfully submitted,

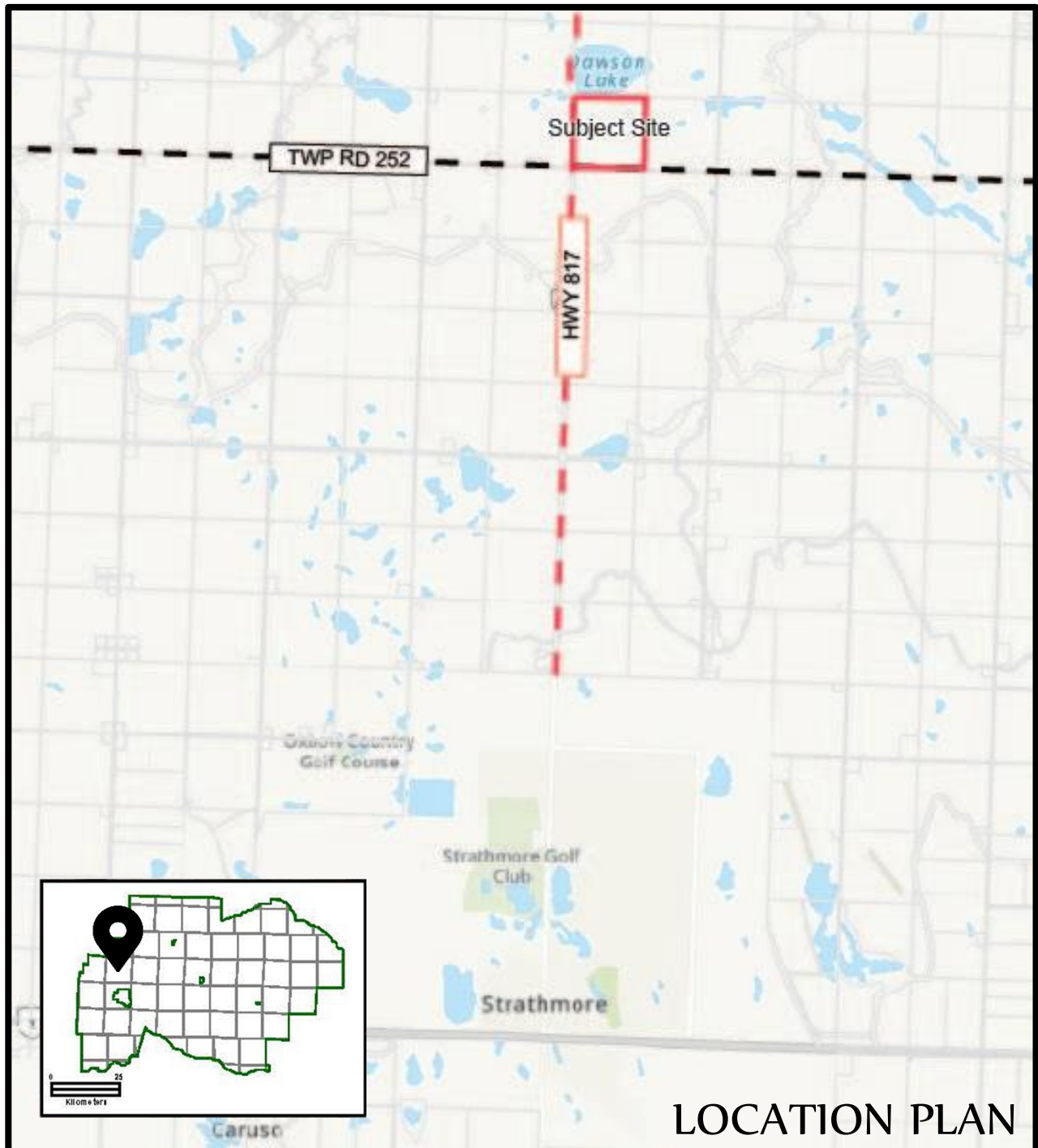


Graham Allison, Planner 1
Wheatland County

Appendix A

Proposed Conditions for Approval:

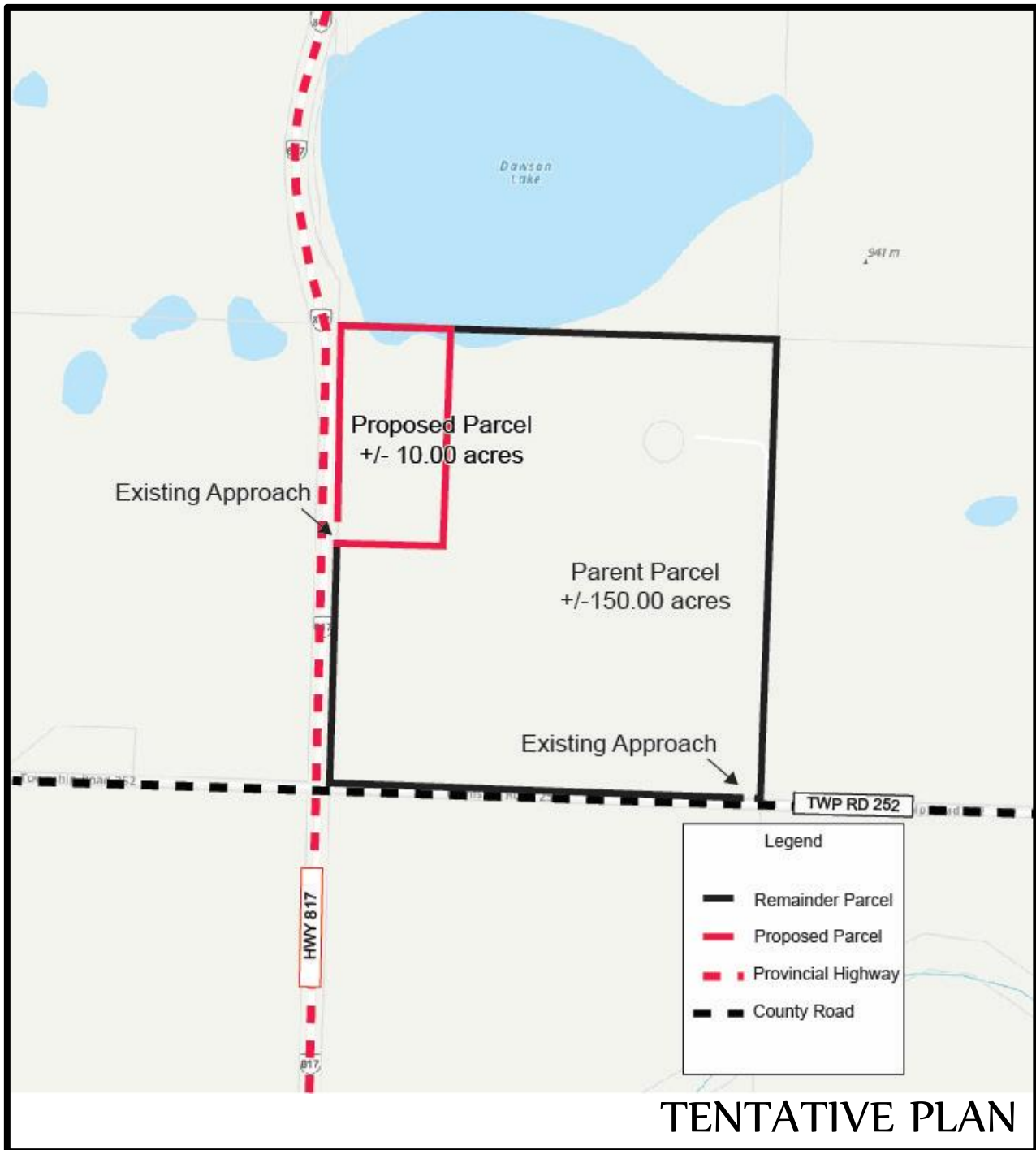
- 1) Subdivision to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding taxes up to and including the year in which the subdivision is to be registered shall be paid to the municipality.
- 3) Approaches to the proposed parcel(s) and remainder built and located to County Standards and approved by the Public Works Department, at the Owners expense.
- 4) The Owner is to enter into an *Agreement of Easement for Construction and Maintenance of Any Public Works* with Wheatland County which shall be registered by caveat concurrently with the final plan against the title(s) being created.
- 5) The Owner is to enter into a *Road Acquisition Agreement*, which shall be registered by caveat concurrently with the final plan against the title(s) being created.
- 6) As per Section 15 of the Subdivision and Development Regulation, a 30-meter wide service road right of way shall be dedicated across the highway frontage of the +/-150.00 acre remainder parcel, to the satisfaction of Alberta Transportation through a caveat and agreement prepared by a registered Alberta Land Surveyor.



SW-14-27-20-W4M

Date: March 10, 2020

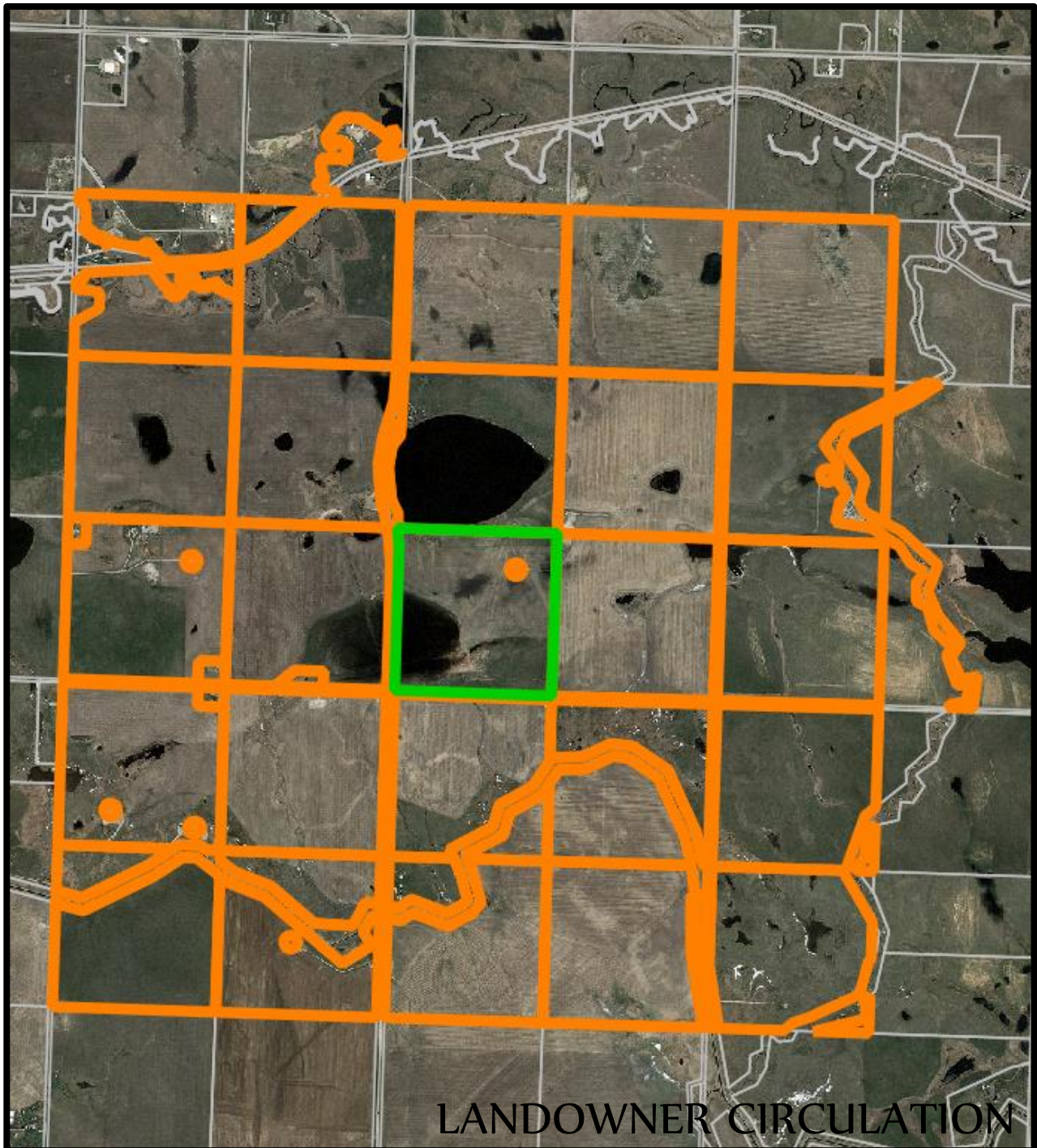
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SW-14-27-20-W4M

Date: March 10, 2020

File: SD2020-003



SW-14-27-20-W4M

Date: March 10, 2020

File: SD2020-003