



WHEATLAND COUNTY

Municipal Planning Commission Meeting Agenda

April 14, 2020, 9:00 a.m.

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| 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 - March 10, 2020 | 2 |
| 2. DEVELOPMENT PERMIT APPLICATIONS | |
| 2.1 DP2020-016 | 9 |
| Legal: SE 21-24-26-W4M | |
| Proposal: Dwelling, Accessory | |
| Parcel Size: 8.56 ha (21.15 ac) | |
| 2.2 DP2020-024 | 20 |
| Legal: Plan 141 2615; Block 2; Lot 3 - SE 31-24-25-W4M | |
| Proposal: Dwelling, Accessory | |
| Parcel Size: 3 acres | |
| 2.3 DP2020-025 | 30 |
| Legal: SE 14-27-22-W4M | |
| Proposal: Utility Services, Major Infrastructure | |
| Parcel Size: +/- 160 Acres | |
| 3. SUBDIVISION APPLICATIONS | |
| 3.1 SD2020-004 | 40 |
| Legal: SE 14-27-22-W4M | |
| Proposal: Subdivide one +/- 40.0 acre parcel from the titled area | |
| Parcel Size: +/- 160 acres | |
| 4. OTHER PLANNING MATTERS | |
| 5. CLOSED SESSION (IN CAMERA) | |
| 6. ADJOURNMENT | |



WHEATLAND COUNTY

Municipal Planning Commission Meeting Minutes

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

Members Present: Chair T. Ikert
Vice Chair D. Biggar
A. Link
B. Armstrong
J. Wilson
S. Klassen (Late)

Members Absent: G. Koester

Administration: M. Boscarol, GM of Community and Development Services
G. Allison, Planner I
M. Williams, Planner II
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 8:59 AM

[Note: Members of the public entered and left the meeting at various times]

1.2 Adoption of Agenda

RESOLUTION MPC-2020-03-01

Moved by LINK

THAT the Municipal Planning Commission approve the agenda as presented.

• Carried

1.3 Adoption of Minutes

1.3.1 Unapproved Minutes - February 11, 2020

RESOLUTION MPC-2020-03-02

Moved by ARMSTRONG

THAT the Municipal Planning Commission approved the February 11, 2020 minutes, as presented.

• Carried

2. DEVELOPMENT PERMIT APPLICATIONS

2.1 DP2020-003

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)

S. Hayes, Development Officer, presented the application highlighting the following: recommendation – to approve DP2020-003, Sign – Identification and Changeable Content subject to the conditions noted.

RESOLUTION MPC-2020-03-03

Moved by WILSON

THAT Municipal Planning Commission approve DP2020-003 for a Sign, Identification and Changeable Content subject to the following conditions:

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.

• Carried

2.2 DP2020-009

Legal: Plan 191 2083, Block 1, Lot 14 - Gleichen

Proposal: Dwelling, Moved-On

Parcel Size: 11624 sq. ft.

S. Hayes, Development Officer, presented the application highlighting the following: recommendation – to approve DP2020-009, Dwelling, Moved-On subject to the conditions noted.

RESOLUTION MPC-2020-03-05

Moved by LINK

THAT Municipal Planning Commission approve DP2020-009, Dwelling, Moved-On, subject to the following conditions:

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.

• Carried

2.3 DP2020-010

Legal: Plan 771 0696, Block 9, Lot 19 - Carseland
 Proposal: Home Based Business Type 2 (HBB 2)
 Parcel Size: 5500 sq. ft.

S. Hayes, Development Officer, presented the application highlighting the following: recommendation – to approve DP2020-010, Home Based Business Type 2 (HBB 2) subject to the conditions noted.

RESOLUTION MPC-2020-03-06

Moved by BIGGAR

THAT Municipal Planning Commission approve DP2020-010, Home Based Business Type 2 (HBB 2), subject to the following conditions:

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.

• Carried

2.4 DP2020-013

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)

S. Hayes, Development Officer, presented the application highlighting the following: recommendation – to approve DP2020-013, Industrial, Medium subject to the conditions noted.

[Note: S. Hayes left meeting following the vote on DP2020-013 - time 9:13 AM]

RESOLUTION MPC-2020-03-07

Moved by BIGGAR

THAT Municipal Planning Commission approve DP2020-013, Industrial, Medium, subject to the following conditions:

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.

• Carried

3. SUBDIVISION APPLICATIONS

3.1 SD2020-001

Legal: SW-2-24-26-W4M

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

M. Williams, Planner II, presented the application highlighting the following: recommendation – to approve SD2020-001 subject to the conditions noted.

RESOLUTION MPC-2020-03-08

Moved by WILSON

THAT Municipal Planning Commission approve SD2020-001 subject to the following conditions:

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.

• Carried

3.2 SD2020-002

Legal: SE-18-26-18-W4M

Proposal: Subdivide one +/- 10.0 acre parcel from the titled area

G. Allison, Planner I, presented the application highlighting the following: recommendation – to approve SD2020-002 as a tentative plan subject to the conditions noted.

Discussion included but was not limited to: the new boundaries of the parcels; access easement; variations in the tentative plan options; possible approach options; review of proposed conditions.

[Note: Resolution MPC-2020-03-09 allowed Mr. Andrew Cammaert, Ace Surveys, permission to speak]

In Mr. Andrew Cammaert's opinion, an access easement would be the best option as to not fragment sections of the parcel, which could cause issues if the property ever changes owners.

S. Baers, Manager of Planning and Safety Codes Services, commented on the property line in relation to the road.

[Note: Member Klassen enter the meeting during the presentation and discussion of SD2020-002 - time 9:31 AM. Member Klassen did not vote on any motions pertaining to SD2020-002]

RESOLUTION MPC-2020-03-09

Moved by WILSON

THAT the Municipal Planning Commission allow Andrew Cammaert (Ace Survey) to speak, as per Wheatland County Policy 7.13.

• Carried

RESOLUTION MPC-2020-03-10

Moved by ARMSTRONG

THAT Municipal Planning Commission approve SD2020-002 as a tentative plan subject to the following conditions as amended:

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.

• Carried

3.3 SD2020-003

Legal: SW-14-25-25-W4M

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

G. Allison, Planner I, presented the application highlighting the following: recommendation – to approve SD2020-003 subject to the conditions noted.

Discussion relating to the proposed conditions and the condition relating to service road requested by Alberta Transportation.

[Note: Resolution MPC-2020-03-11 allowed Mr. Andrew Cammaert, Ace Surveys, permission to speak]

Mr. Andrew Cammaert gave his opinion on the service road access requested by Alberta Transportation.

[Note: During the presentation and discussion Municipal Planning Commission Recessed - time 9:49 to 9:54 AM]

RESOLUTION MPC-2020-03-11

Moved by WILSON

THAT the Municipal Planning Commission allow Andrew Cammaert (Ace Survey) to speak, as per Wheatland County Policy 7.13.

• Carried

RESOLUTION MPC-2020-03-12

Moved by KLASSEN

THAT Municipal Planning Commission approve SD2020-003 subject to the following conditions, as amended:

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 Development Regulation, a +/- 30

meter wide service road right of way shall be dedicated to the satisfaction of Alberta Transportation through a caveat agreement prepared by a register Alberta Land Surveyor.

• Carried

4. OTHER PLANNING MATTERS

No 'Other Planning Matters' were discussed

5. CLOSED SESSION (IN CAMERA)

No 'Closed Session' items were discussed

6. ADJOURNMENT

RESOLUTION MPC-2020-03-13

Moved by WILSON

THAT the Municipal Planning Commission meeting adjourn at 9:56 AM.

• Carried

Chair

General Manager of Community
and Development Services

Recording Secretary

Unapproved

Wheatland County

Request for Decision

Municipal Planning Commission

April 14, 2020

Report prepared by: Suzanne Hayes



DP 2020-016

| | |
|---------------------------|--------------------------------------|
| File Number: | DP 2020-016 |
| Proposal: | Dwelling, Accessory |
| Location: | 8.05 km (5 miles) West of Strathmore |
| Legal Description: | SE-21-24-26-4 |
| Title Area: | 8.56 ha (21.15 ac) |
| Existing Land Use: | Residential |
| Proposed Parcels: | N/A |

Report

A permit was issued for a Temporary Dwelling for Farm Help in 2003 for a 3 year term on an 8.56 ha (21.15 acre) parcel. No subsequent approvals had been obtained for the temporary dwelling (for farm help) so the permit expired. The current land use bylaw no longer lists a Temporary Dwelling (for farm help) as a use, so a second dwelling on a parcel of this size must obtain a permit as a Dwelling, Accessory.

The proposed Dwelling, Accessory is a 1994 (1216 ft²) existing manufactured dwelling. The original dwelling on the property (which will be considered the primary dwelling) is a 2002 (1152 ft²) manufactured dwelling.

Under the current bylaw, the primary dwelling must be larger than the accessory dwelling and must be one of the allowable housing types listed in the Dwelling, Primary definition, which does not include a manufactured dwelling.

A policy under the current bylaw offers an exemption allowing for an existing Temporary Dwelling to be granted a permit as a Dwelling, Accessory even though it does not meet all the provisions of the current bylaw:

8.7.6 a) At the discretion of the Development Authority, an existing Temporary Dwelling or an existing Dwelling, Manufactured may be issued a permit as a Dwelling, Accessory even though it does not meet all of the provisions of this bylaw but will be evaluated in consideration of the following:

- i. The existing dwelling was onsite prior to the date of the adoption of the current Land Use Bylaw.
- ii. There have been no complaints from adjacent residents regarding the existing dwelling.
- iii. The existing dwelling has been well maintained and repaired as required.
- iv. The Development Authority may require a Safety Codes Inspection of an existing dwelling if deemed necessary.

Recommendation from Administration

THAT Municipal Planning Commission approve DP 2020-016 for a Dwelling, Accessory Subject to the following conditions:

1. This Development Permit is issued solely for an existing manufactured dwelling to remain as the second residence on the property – Defined as a Dwelling, Accessory.
2. An exemption has been granted under LUB section 8.7.6 a) allowing the Dwelling, Primary to be a manufactured dwelling and be smaller in Gross Floor Area than the Dwelling, Accessory.
3. Development shall proceed according to Agricultural General (AG) 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.

Policy Analysis

CALGARY METROPOLITAN REGIONAL BOARD (CMRB): The application falls within the plan area, however no statutory plan is being amended, therefore no review is required by the Board.

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. It also allows for residents to work in close proximity to their place of residence.

LAND USE BYLAW: Dwelling Accessory is a Discretionary Use in the Agricultural General District (AG).

Definitions:

Dwelling, Accessory – means a detached dwelling unit that is located on the same parcel as a Dwelling, Primary and is considered accessory and subordinate to that primary dwelling. Only one Dwelling, Accessory is permitted per lot.

Dwelling, Primary – (for the purpose of Section 8.7 Dwelling, Accessory) A Dwelling, Primary must be one of the following types: Dwelling, Single Detached, Dwelling, Moved-On, or Dwelling Modular.

8.7 Dwelling, Accessory

8.7.1 General Regulations:

a) Existing Dwellings:

When an existing dwelling is not one of the allowable housing types identified in the Dwelling, Primary definition (Dwelling, Single Detached, Dwelling Moved-On or Dwelling, Modular) OR an existing dwelling is one of the allowable housing types but is smaller than a new dwelling;

- i. The applicant may apply for a permit to construct or place on the property a Dwelling, Primary (Dwelling, Single Detached, Dwelling Moved-On or Dwelling, Modular) and
- ii. As stipulated as a condition of approval for the new Dwelling, Primary, construction shall not commence until a Development Permit has been obtained for the existing dwelling to be issued a permit as a Dwelling, Accessory.
- iii. If for any reason the Dwelling, Primary is not constructed, the permit for the Dwelling, Accessory will be cancelled as per Section 6.2.1.

b) A Dwelling Accessory:

- i. Shall meet applicable Safety Codes and will require a Building Permit
- ii. Shall not be located on a property that already has a secondary suite
- iii. Shall have adequate water and sewer either through a shared or individual system
- iv. Shall be located within a building other than the primary dwelling or as a detached standalone unit. For example: A Dwelling, Accessory may be built on top of an accessory building or garage
- v. May require its own municipal address
- vi. Shall require one additional parking space for the residents
- vii. Shall follow the height and setback regulations in the applicable land use district, except where otherwise noted in this Bylaw.

8.7.2 Size:

- a) Outside of a hamlet the gross floor area of a Dwelling, Accessory will be no more than 80% of the Gross Floor Area of the primary dwelling. *As defined in the definitions section.*

8.7.5 Additional Considerations:

- a) In considering a Development Permit application for a Dwelling, Accessory, the Development Authority has the discretion to consider such factors as:
- b) The effect of a Dwelling, Accessory on the character of a neighborhood and the cumulative effect of an additional dwelling within a specific location.
- c) The similarity of the Dwelling, Accessory to the principal dwelling or adjacent properties in architectural design, character, and appearance. For example: exterior wall materials, window types, door and window trims, roofing materials, and roof pitch.
- d) The location of the Dwelling, Accessory with preference for its close proximity to the principal dwelling so as to appear as a related building.
- e) The use of a shared approach.
- f) The availability of outdoor yard space that is useful for the residents of the Dwelling, Accessory.
- g) The provision of landscaping or screening to provide privacy between the Dwelling, Accessory and adjacent properties and dwellings.
- h) Other such considerations as the Development Authority may deem to be relevant

8.7.6 Existing Temporary Dwellings or Existing Dwelling, Manufactured to be utilized as a Dwelling, Accessory (as per 8.6.1 a):

- a) At the discretion of the Development Authority, an existing Temporary Dwelling or an existing Dwelling Manufactured (as per 8.6.1 a) may be issued a permit as a Dwelling, Accessory even though it does not meet all of the provisions of this bylaw but will be evaluated in consideration of the following:
 - i. The existing dwelling was onsite prior to the date of the adoption of the current Land Use Bylaw.
 - ii. There have been no complaints from adjacent residents regarding the existing dwelling
 - iii. The existing dwelling has been well maintained and repaired as required
 - iv. The Development Authority may require a Safety Codes Inspection of an existing dwelling if deemed necessary.

Considerations:

- The dwelling has existed on the property since 2003, issuance of the permit will legalize the use.
- The proposal meets the exemption criteria listed in LUB section 8.7.6.
- The proposed application is a discretionary use listed within the Agricultural General (AG) District.
- The proposed Dwelling, Accessory fits with the context of the area, which is primarily residential and agricultural in nature.
- The intent of the size ratio is to ensure one dwelling is smaller than the other, this intent will still be met.
- The variance request does not interfere with any neighboring properties.

Technical Review

- The parcel is accessed via RR263 and shares a driveway with the primary residence.
- Each of the two residences have their own water well and septic system.

Circulation Comments

| AGENCY CIRCULATION | |
|-------------------------------------|--|
| Western Irrigation District | No Concerns. |
| INTERNAL CIRCULATION | |
| Internal File Review | No Concerns. |
| NEIGHBOUR CIRCULATION | |
| To adjacent neighbors within 1 mile | No Comments Received at the time of this report. |

Response Options

- Option 1: THAT MPC accepts/approves the recommendation as proposed.
- Option 2: THAT MPC does not accept/approve the recommendation as proposed.
- Option 3: THAT MPC accepts/approves an alternate recommendation of MPC's choosing.

Follow-up Action / Communications

Notify Applicant of the Decision.

Report Approval Details

| | |
|----------------------|---|
| Document Title: | DP 2020-016.docx |
| Attachments: | - Appdendices for Report DP 2020-016.docx |
| Final Approval Date: | Mar 31, 2020 |

This report and all of its attachments were approved and signed as outlined below:

Sherry Baers

A handwritten signature in black ink, appearing to read 'Matthew Boscarol' with a stylized flourish at the end.

Matthew Boscarol

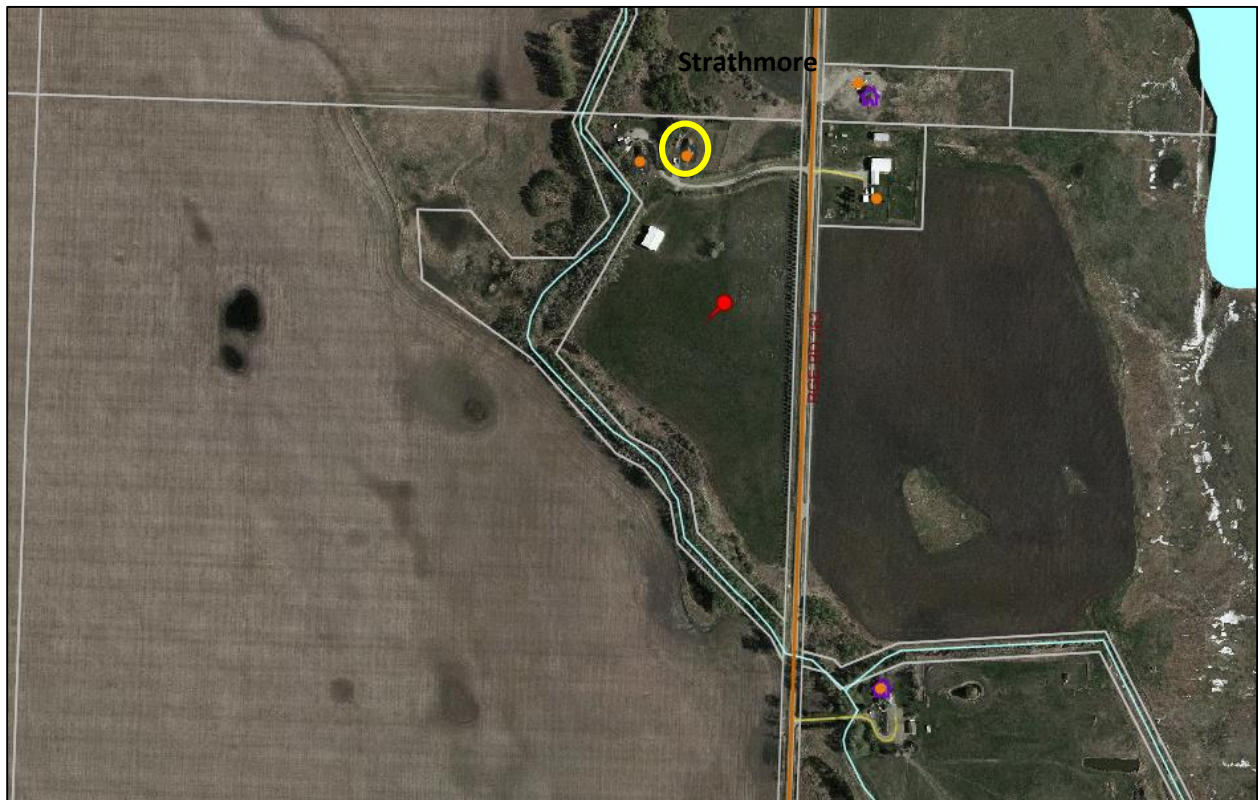
A handwritten signature in black ink, appearing to read 'Brian Henderson' with a stylized flourish at the end.

Brian Henderson

Appendix A: Location Plan



Appendix B: Aerial Photos

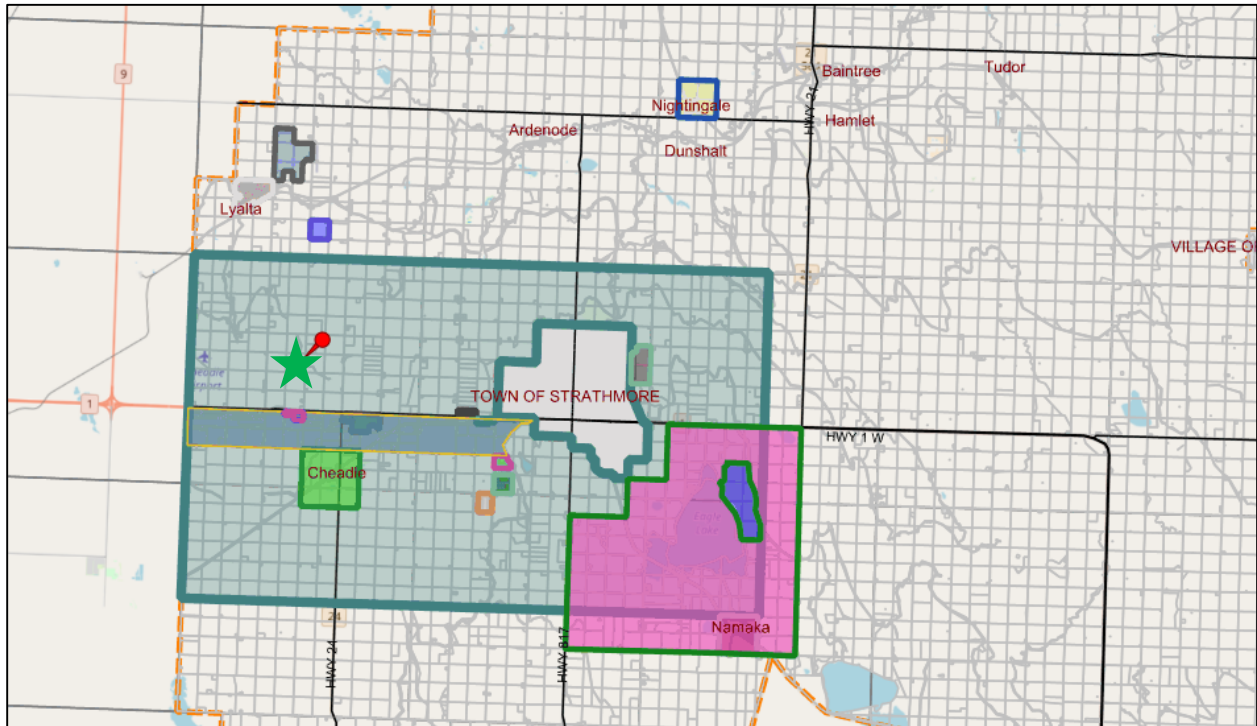




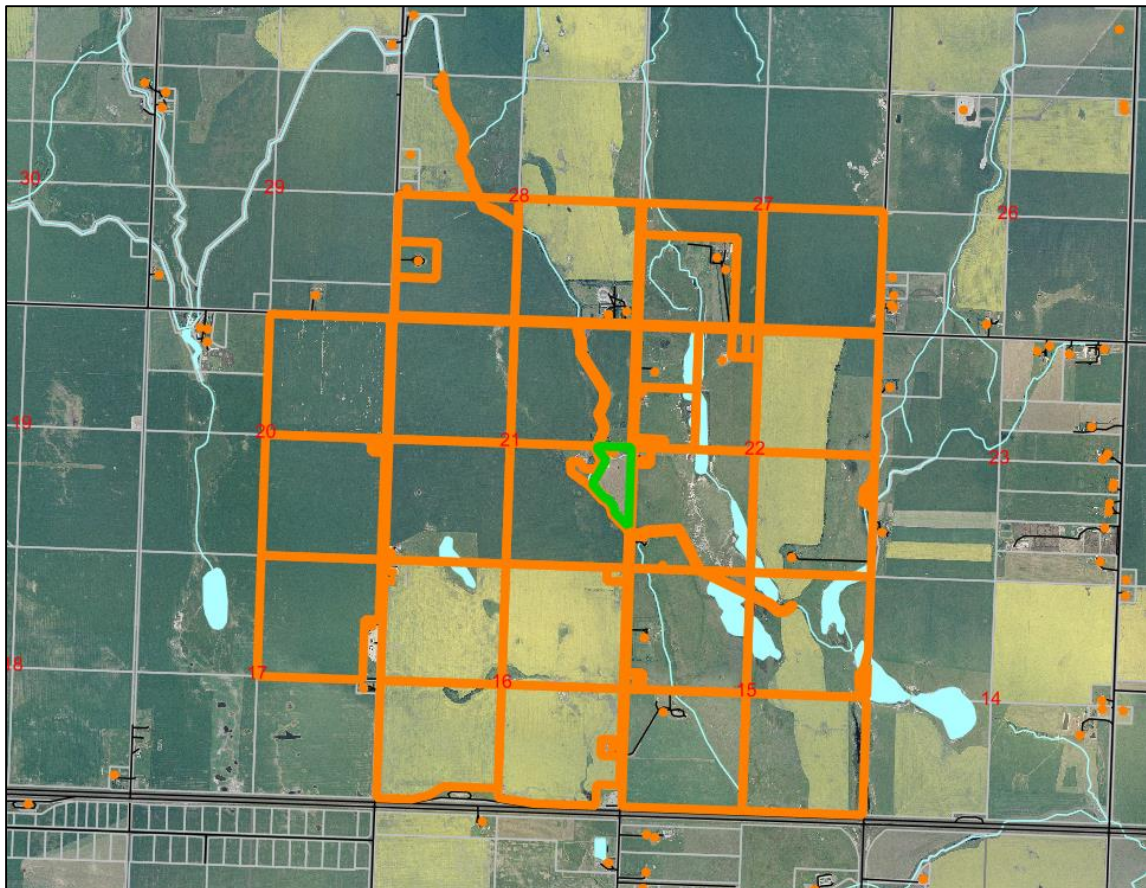
Appendix C: Site Plan



Appendix D: CMRB and ASP's (location indicated by star)



Appendix E: Circulation Area



Appendix F: Photos

Proposed Dwelling, Accessory



Dwelling, Primary



Wheatland County

Request for Decision

Municipal Planning Commission

April 14, 2020

Report prepared by: Suzanne Hayes



DP 2020-024

File Number: DP 2020-024
Proposal: Dwelling, Accessory
Location: 4.82 km (3 miles) Northwest of Strathmore
Legal Description: Plan 141 2615, Block 2, Lot 3, SE-31-24-25-4
Title Area: 3 Acres
Existing Land Use: Country Residential
Proposed Parcels: N/A

Report

The applicants are requesting to place a 1428 ft² modular dwelling as a second residence on their 1.21 hectare (3 acre) Country Residential (CR) parcel in order to accommodate their aging parents. The parcel has an existing 2368 ft² Single Family Dwelling which will become the primary residence on the parcel.

In order to allow for a second residence to be placed on a parcel which is less than 32.37 hectares (80 acres), one of the dwellings must be permitted as a Dwelling, Accessory.

The proposal meets all the requirements of the Land Use Bylaw, no variances have been requested. Because the dwelling is brand new and has not been constructed yet, applicant is to provide serial number and A277 sticker once it becomes available.

Recommendation from Administration

THAT Municipal Planning Commission approve DP 2020-024 for a Dwelling, Accessory Subject to the following conditions:

1. This Development Permit is issued solely for a modular dwelling to be the second residence on the property – Defined as a Dwelling, Accessory.
2. No Variance has been granted.
3. Development shall proceed according to Country Residential (CR) 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. Prior to occupancy of the new modular dwelling, applicant to obtain A & B rural address signs from Wheatland County administration office identifying the existing residence as building A and the new modular dwelling as building B. Signs to be installed by the landowner on/or in close proximity to the respective residences.

7. Prior to occupancy of the new modular dwelling, applicant to supply serial number and photo of A277 sticker to Wheatland County.

Policy Analysis

CALGARY METROPOLITAN REGIONAL BOARD (CMRB): The application falls within the plan area, however no statutory plan is being amended, therefore no review is required by the Board.


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. It also allows for residents to work in close proximity to their place of residence.

LAND USE BYLAW: Dwelling Accessory is a Discretionary Use in the Country Residential District (CR).

Definitions:

Dwelling, Accessory – means a detached dwelling unit that is located on the same parcel as a Dwelling, Primary and is considered accessory and subordinate to that primary dwelling. Only one Dwelling, Accessory is permitted per lot.

Dwelling, Primary – (for the purpose of Section 8.7 Dwelling, Accessory) A Dwelling, Primary must be one of the following types: Dwelling, Single Detached, Dwelling, Moved-On, or Dwelling Modular.

| 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 ⁴ |
| 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 | |

| | |
|---------------------------------------|--|
| Front Yard Setback | A minimum of 22.86 m (75.0 ft) from the right-of-way of a public road. |
| | A minimum of 15.24 m (50.0 ft) from the right-of-way of an internal subdivision road. |
| | A minimum of 3.05 m (10.0 ft) from the property line in all other cases. |
| | A minimum of 6.10m (20.0ft) from the property line for WECS micro and Category 1, and Solar Panel, Ground Mount, unless abutting the right-of-way of a public road |
| Side Yard Setback | A minimum of 22.86 m (75.0 ft) from the right-of-way of a public road. |
| | A minimum of 15.24 m (50.0 ft) from the right-of-way of an internal subdivision road. |
| | A minimum of 3.05 m (10.0 ft) from the property line in all other cases. |
| | A minimum of 6.10m (20.0ft) from the property line for WECS micro and Category 1, and Solar Panel, Ground Mount, unless abutting the right-of-way of a public road |
| Rear Yard Setback Requirements | A minimum of 22.86 m (75.0 ft) from the right-of-way of a public road. |
| | A minimum of 15.24 m (50.0 ft) from the right-of-way of an internal subdivision road. |
| | A minimum of 3.05 m (10.0 ft) from the property line in all other cases. |
| | A minimum of 6.10m (20.0ft) from the property line for WECS micro and Category 1, and Solar Panel, Ground Mount, unless abutting the right-of-way of a public road |

8.7 Dwelling, Accessory

8.7.1 General Regulations:

a) Existing Dwellings:

When an existing dwelling is not one of the allowable housing types identified in the Dwelling, Primary definition (Dwelling, Single Detached, Dwelling Moved-On or Dwelling, Modular) OR an existing dwelling is one of the allowable housing types but is smaller than a new dwelling;

- i. The applicant may apply for a permit to construct or place on the property a Dwelling, Primary (Dwelling, Single Detached, Dwelling Moved-On or Dwelling, Modular) and
- ii. As stipulated as a condition of approval for the new Dwelling, Primary, construction shall not commence until a Development Permit has been obtained for the existing dwelling to be issued a permit as a Dwelling, Accessory.
- iii. If for any reason the Dwelling, Primary is not constructed, the permit for the Dwelling, Accessory will be cancelled as per Section 6.2.1.

b) A Dwelling Accessory:

- i. Shall meet applicable Safety Codes and will require a Building Permit
- ii. Shall not be located on a property that already has a secondary suite
- iii. Shall have adequate water and sewer either through a shared or individual system
- iv. Shall be located within a building other than the primary dwelling or as a detached standalone unit. For example: A Dwelling, Accessory may be built on top of an accessory building or garage
- v. May require its own municipal address
- vi. Shall require one additional parking space for the residents
- vii. Shall follow the height and setback regulations in the applicable land use district, except where otherwise noted in this Bylaw.

8.7.2 Size:

- a) Outside of a hamlet the gross floor area of a Dwelling, Accessory will be no more than 80% of the Gross Floor Area of the primary dwelling. *As defined in the definitions section.*

8.7.3 Location:

- a) The Dwelling, Accessory shall be a minimum of 3.05 m (10.0 ft) from the primary residence.

8.7.4 Design:

- a) A Dwelling, Accessory will contain at least two rooms and will include a kitchen, washroom and sleeping area.
- b) Wherever possible, the windows and doors on a Dwelling, Accessory should be located away from yards of adjacent properties to protect privacy.

8.7.5 Additional Considerations:

- a) In considering a Development Permit application for a Dwelling, Accessory, the Development Authority has the discretion to consider such factors as:
 - b) The effect of a Dwelling, Accessory on the character of a neighborhood and the cumulative effect of an additional dwelling within a specific location.
 - c) The similarity of the Dwelling, Accessory to the principal dwelling or adjacent properties in architectural design, character, and appearance. For example: exterior wall materials, window types, door and window trims, roofing materials, and roof pitch.
 - d) The location of the Dwelling, Accessory with preference for its close proximity to the principal dwelling so as to appear as a related building.
 - e) The use of a shared approach.
 - f) The availability of outdoor yard space that is useful for the residents of the Dwelling, Accessory.
 - g) The provision of landscaping or screening to provide privacy between the Dwelling, Accessory and adjacent properties and dwellings.
 - h) Other such considerations as the Development Authority may deem to be relevant

8.7.6 Existing Temporary Dwellings or Existing Dwelling, Manufactured to be utilized as a Dwelling, Accessory (as per 8.6.1 a):

- a) At the discretion of the Development Authority, an existing Temporary Dwelling or an existing Dwelling Manufactured (as per 8.6.1 a) may be issued a permit as a Dwelling, Accessory even though it does not meet all of the provisions of this bylaw but will be evaluated in consideration of the following:
 - i. The existing dwelling was onsite prior to the date of the adoption of the current Land Use Bylaw.
 - ii. There have been no complaints from adjacent residents regarding the existing dwelling
 - iii. The existing dwelling has been well maintained and repaired as required
 - iv. The Development Authority may require a Safety Codes Inspection of an existing dwelling if deemed necessary.

Considerations:

- The dwelling, accessory meets the MDP objective to offer residents a variety of housing choices and allows the landowner an opportunity to accommodate aging parents.
- The proposal meets all provisions of the LUB.
- The proposed Dwelling, Accessory fits with the context of the area, which is primarily residential and agricultural in nature.
- The proposed dwelling shares the architectural style and color of the primary residence.

Technical Review

- An internal subdivision road (cul-de-sac) extends from RR 255 providing access for 4 acreages including the subject parcel. The proposed dwelling, accessory will share an existing driveway with the primary residence, which is accessed via the internal subdivision road.
- Each residence will have their own septic tank. The Dwelling, Accessory will share the well with the existing residence but will have its' own pressure tank.

Circulation Comments

| AGENCY CIRCULATION | |
|-------------------------------------|---|
| Park Enterprises | There are no issues with the installation of the holding tank and setbacks noted would be compliant with the SOP to issue the permit. |
| INTERNAL CIRCULATION | |
| Internal File Review | No Concerns. |
| NEIGHBOUR CIRCULATION | |
| To adjacent neighbors within 1 mile | No Comments Received at the time of this report. |

Response Options

Option 1: THAT MPC accepts/approves the recommendation as proposed.

Option 2: THAT MPC does not accept/approve the recommendation as proposed.

Option 3: THAT MPC accepts/approves an alternate recommendation of MPC's choosing.

Follow-up Action / Communications

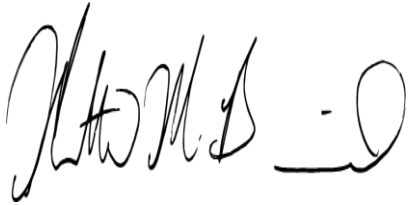
Notify applicant of the decision.

Report Approval Details

| | |
|----------------------|--|
| Document Title: | DP 2020-024.docx |
| Attachments: | - Appendices for Report DP 2020-024.docx |
| Final Approval Date: | Mar 31, 2020 |

This report and all of its attachments were approved and signed as outlined below:

Sherry Baers

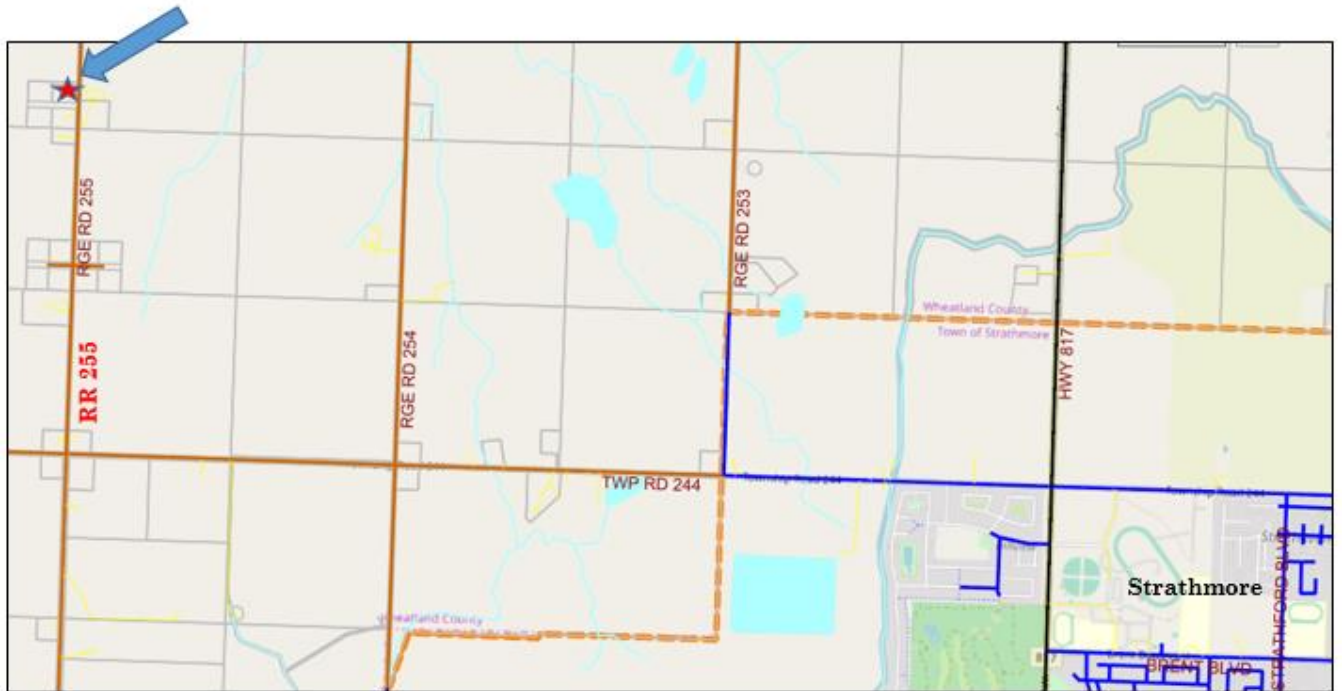
A handwritten signature in black ink, appearing to read 'Matthew Boscarol'.

Matthew Boscarol

A handwritten signature in black ink, appearing to read 'Brian Henderson'.

Brian Henderson

Appendix A: Location Plan



Appendix B: Aerial Photos

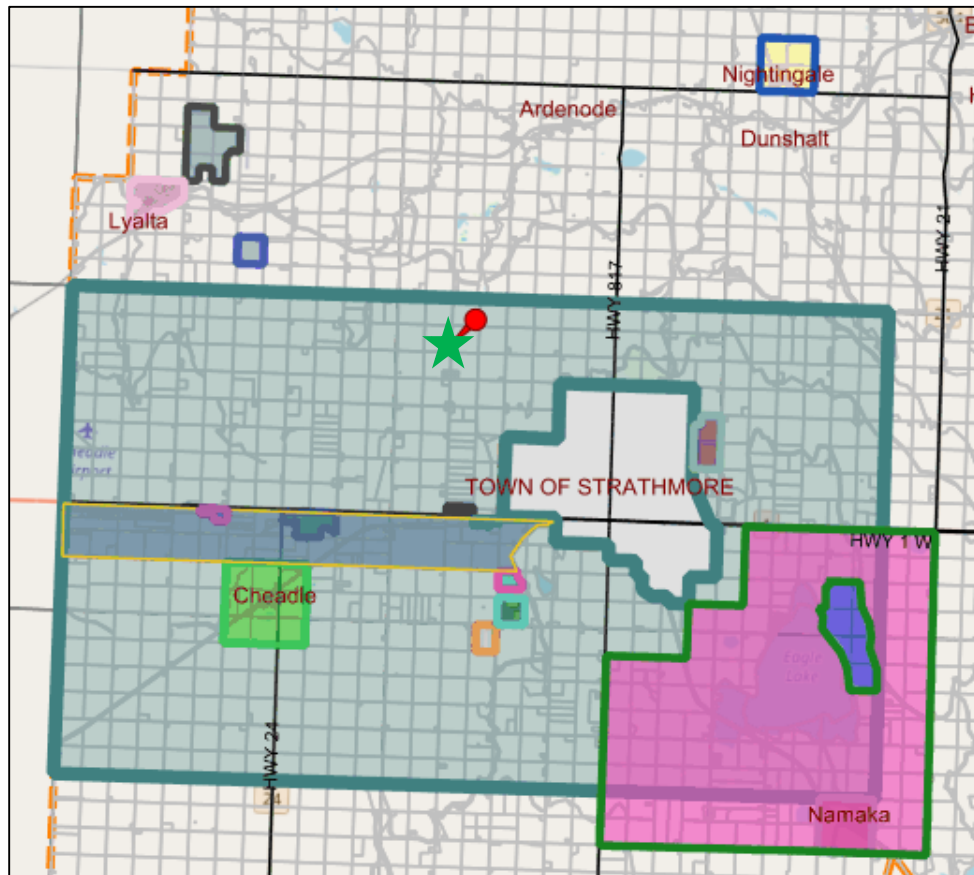




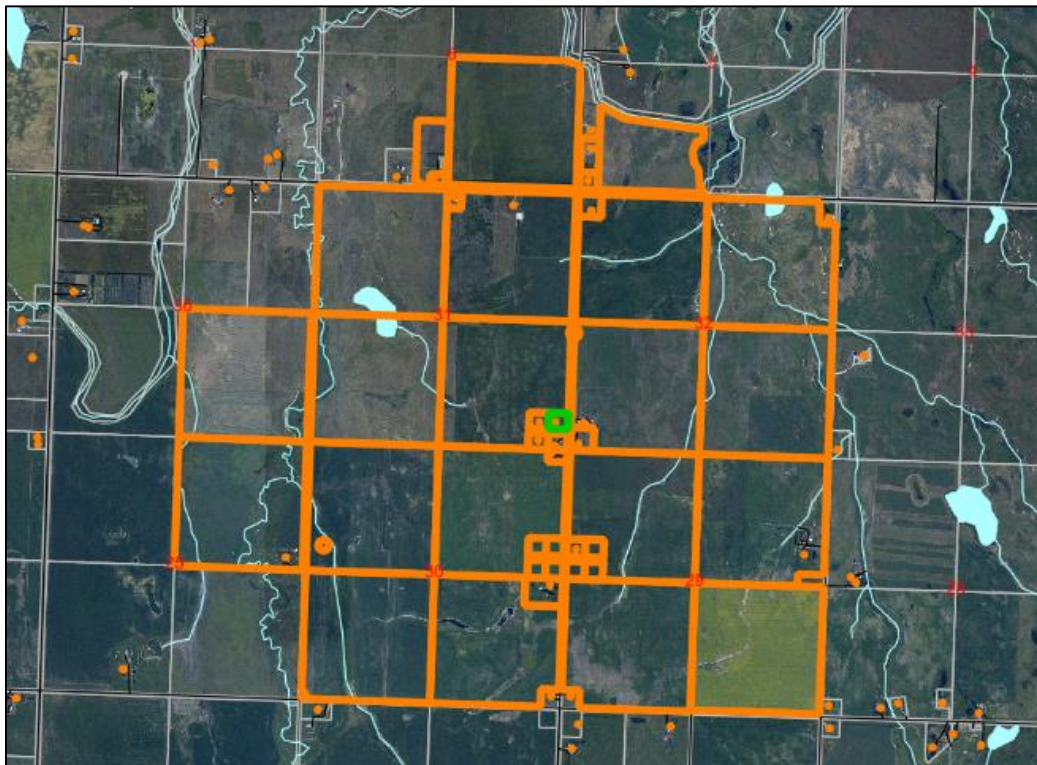
Appendix C: Site Plan



Appendix D: CMRB and ASP's (location indicated by star)



Appendix E: Circulation Area



Appendix F: Photos

Proposed Dwelling, Accessory



Dwelling, Primary



Wheatland County

Request for Decision

Municipal Planning Commission

April 14, 2020

Report prepared by: Graham Allison



DP2020-025

| | |
|---------------------------|---|
| File Number: | DP2020-025 |
| Proposal: | Utility Services, Major Infrastructure |
| Location: | Adjacent to Township Road. 272A and approximately 0.8 west of Range Road 220A. 2 km (1.2 mi) west of the Hamlet of Rosebud. |
| Legal Description: | SE-14-27-22-W4M |
| Title Area: | +/- 160 Acres |
| Existing Land Use: | Public Utility (PU) District |
| Proposed Parcels: | N/A |

Report

This application is for a Municipal Sewage Lagoon for the Hamlet of Rosebud. The Lagoon will be built on a proposed 16 hectare (40 acre) parcel. The parcel was recently redesignated from Agricultural General (AG) District to Public Utility (PU) District and is awaiting a MPC decision for subdivision.

The Lagoon will contain one (1) storage cell, one (1) facultative cell and two (2) anaerobic cells. A 100 mm sanitary force main will be constructed from a pump station on the west side of Rosebud to the east side of the subject parcel (approximately 2.5 km), where the sewage lagoons are proposed. A 150 mm discharge pipe will connect to the sewage lagoon on the east side of the parcel and will extend 1.42 km south to an outfall in the Rosebud River.

A wetland delineation was conducted in April 2019 to determine if any of the wetlands on the quarter section would be impacted by the proposed development area. It was determined that a semi-permanent marsh would be impacted by the proposed development and would require a wetland assessment. An assessment conducted in August 2019 concluded that the wetland in question is a D-value wetland. A stormwater management plan submitted on August 23rd 2019 recommends grass swales be built along the north side of the gravel access road, and along the north and west toes of the lagoon to intercept and direct stormwater runoff towards the existing wetland in order to maintain pre development drainage patterns and to prevent sediments from the lagoon from into the wetland. A 20 m setback from the toe of the berm surrounding the lagoon was also recommended to avoid negative impact on the wetland.

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

Recommendation from Administration

THAT Municipal Planning Commission approve DP 2020-025 for a Utility Services, Major Infrastructure subject to the following conditions:

1. This development permit is issued solely for the purpose of a Municipal Sewage Lagoon – Defined as Utility Services, Major Infrastructure.

2. No Variances have been granted.
3. Development shall proceed according to Public Utility (PU) 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. Development to remain consistent with submitted application and all approved plans and procedures which form the application and have been deemed 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.
7. Applicant to ensure approach is developed to County standards. Please contact Wheatland County Transportation & Infrastructure Assistant for details 403-934-3321.
8. Design and construction of landscaping features including, at minimum, the work and landscaping described in the 'Landscaping Plan' approved for DP 2020-025 to the satisfaction of the County.

Policy Analysis

Calgary Metropolitan Regional Plan

The subject lands do not fall within the plan area of the Calgary Metropolitan Regional Plan.

South Saskatchewan Regional Plan

Section 8 of the SSRP discusses strategies for community development with the stated goal of promoting the development of healthy and sustainable communities. Strategy 8.4 aims to set aside adequate land with the physical infrastructure required to accommodate future population growth. The construction of a new wastewater lagoon is essential to support the concentration and expansion of an existing development by increasing the servicing capacity of the Hamlet of Rosebud. The conversion of agricultural land to accommodate a public utility will support the future expansion and development of an existing hamlet.

Alberta Wastewater Systems Standards for Performance and Design

This proposed Sewage Lagoon is in compliance with the Alberta Environment and Parks' standards for wastewater lagoon and does not require any variances. See diagram in Appendix A

**TABLE 3.6
SETBACK DISTANCES FROM WASTEWATER LAGOONS**

| Minimum setback distance (m) from the "working area" ^{**} of the wastewater lagoon to: | |
|--|-----|
| The property line of the land where the lagoon is located | 30 |
| The designated right-of-way of a rural road or railway | 30 |
| The designated right-of-way of a primary or secondary highway | 100 |
| A "building site" ^{***} for school, hospital, food establishment or residential use | 300 |

* "Working area," means, those areas of a parcel of land that are currently being used or will be used for the processing of wastewater.

** "Building site" means a portion of the land on which a building exists, or can or may be constructed

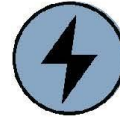
Note:

- Minimum setback distance from the "working area" of the wastewater lagoon to a "building site" on the property of a "privately owned development" which the lagoon serves may be reduced to 100 m.
- Setback distances may be varied with the written consent of the "Director".

Land Use Bylaw

This parcel was redesignated to Public Utility (PU) District on February 4th, 2020. The purpose and intent of the Public Utility (P-U) district is to accommodate the utilities required to service public and private facilities, businesses and residences within the county. As per Land Use Bylaw 2016-01, a sewage lagoon falls under the 'Utility Services, Major Infrastructure' use, which is a discretionary use within the Public Utility (P-U) district.

9.11 Public Utility District (PU)



Purpose and Intent

The purpose and intent of this district is to provide a land use that accommodates the utilities required to service public and private facilities, businesses and residences within the County.

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 | Composting Facility |
| Essential Public Service | Outdoor Storage |
| Signs not requiring a Development Permit ¹ | Private Amenity Space |
| Solar Panel, Ground Mount ¹ | Recycling Facility |
| Solar Panel, Structure Mount ¹ | Shipping Container |
| Stripping and Grading ¹ | Signs requiring a Development Permit [^] |
| Utility Building | Stockpile |
| WECS (micro) ¹ | Tower |
| WECS (Category 1) ¹ | Utility Services, Major Infrastructure |
| | Waste Management Facility, Major |
| | Waste Management Facility, Minor |

Notes: 1 - See Development Permits Not Required Section

^ - See Signage Section for Signage that does not require a permit

Site Regulations

- b) The following regulations and policies shall apply to every development in this district.

| | |
|--|---|
| Minimum Parcel Size | 1. No minimum parcel size 2. Notwithstanding the above requirements for minimum parcel size, the Subdivision Authority shall determine whether the proposed parcel is large enough for the proposed land use. The development authority may refuse an application for a Development Permit where, in the opinion of the Authority, the parcel size is insufficient for the proposed use. |
| Maximum Parcel Size | No maximum parcel size |
| Maximum Lot Coverage | No buildings, structures or impervious surfaces shall cover more than 60% of the lot area. |
| Required Buildable Area | In accordance with the Buildable Area for Parcels Section of this Bylaw |
| Setback Between Buildings / Structures | A minimum of 1.52 m (5.0 ft) |
| Yard Setbacks from Property Lines Not Abutting Roads | A minimum of 7.62 m (25.0 ft) from the property line in all other cases. |
| Yard Setbacks from Roads | Minimum setbacks from roads which are not designated as a provincial highway shall be to the satisfaction of the Development Authority. |
| Yard setbacks within Hamlet Areas | Minimum setbacks shall be to the satisfaction of the Development Authority. |

| | |
|---|--|
| Yards Setbacks from Existing and Proposed Highways and Service Roads | Discretion of Alberta Transportation |
| Other Setbacks | See the <i>Special Setback Requirements</i> section of this Bylaw for additional setback requirements that may apply. |
| | A minimum of 6.10m (20.0ft) from the property line for WECS micro and Category 1, and Solar Panel, Ground Mount. |
| Building Heights | Limited to such height as deemed suitable and appropriate for the intended use. |
| | WECS (micro), Category 1, and Solar Panel, Ground Mount: See height restrictions for ' <i>Development Permits Not Required</i> ,' section. |

Special Requirements

Landscaping, Fencing & Screening Standards

- c) Landscaping shall be completed in accordance with the County Landscaping, Fencing and Screening Standards;
- d) Levels and methods of screening of the site shall be completed in accordance with the County Landscaping, Fencing and Screening Standards;

Site Plans

- e) The Development Authority shall require a detailed site plan for the proposed development;

Storage Areas

- f) All outdoor storage areas shall be appropriately fenced or screened and should be concealed from view from the street by the fence or other suitable screening. All sites abutting residential districts shall be screened from view of the residential district to the satisfaction of the Development Authority; and

Other Development Regulations

- g) Permitted and Discretionary Uses shall adhere to Part 7: General Regulations and Part 8: Specific Use Regulations.

Toe of Slope means the transition line between the slope where the grades exceed 15% and the adjacent lowland area where the grade is less than 15%. The Toe of Slope is determined by a qualified professional.

Top of Bank means the transition line between the slope where the grades exceed 15% and the adjacent upland area where the grade is less than 15%. The Top of Slope is determined by a qualified professional.

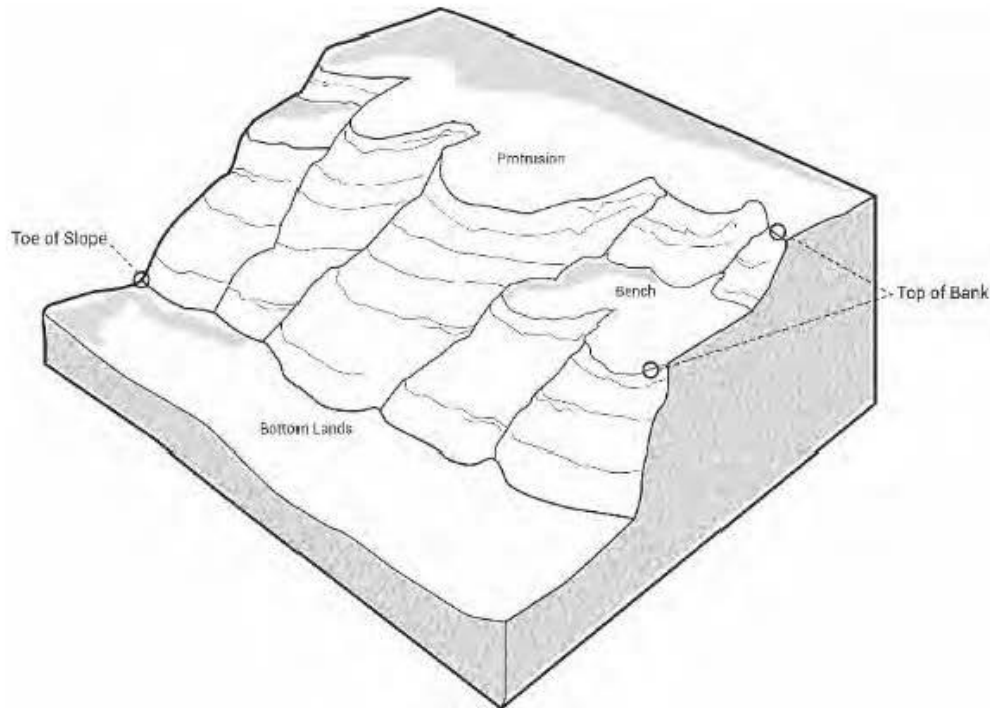


Illustration: Toe of Slope & Top of Bank

Tower means a tall, narrow standalone structure that may be temporary or permanent in nature.

Truck Stop means the provision of facilities including a service station and restaurant for the temporary parking of licensed tractor/trailer units. A truck stop may also include a convenience store and restaurant facilities, and may include overnight accommodation facilities solely for the use of truck crews.

U

Utility Building means a building used in conjunction with a particular utility or utility service.

→ **Utility Services, Major Infrastructure** means development for public or private utility infrastructure purposes which is likely to have a major impact on the environment or adjacent landowners due to emissions, noise, effect, appearance and other nuisance effects. Typical facilities would include sewage treatment plants, sewage lagoons, water treatment plants, dams, power generating stations, cooling plants, incinerators, waste recycling plants and waste transfer sites.

Technical Review

Access:

The remainder parcel can be accessed from 272A on the north side of the parcel, a new road will be built within the road allowance the east side of the quarter section to provide access to the proposed parcel.

Water Servicing:

There are currently no wells on this site and water servicing will not be required.

Sanitary Servicing:

A 100 mm sanitary force main will be constructed from a pump station on the west side of Rosebud to the east side of the subject parcel (approximately 2.5 km), where the sewage lagoons are proposed. A 150 mm discharge pipe will connect to the sewage lagoon on the east side of the parcel and will extend 1.42 km south to an outfall in the Rosebud River.

Circulation Comments

| AGENCY CIRCULATION | |
|-------------------------------------|--|
| External Agencies | No Concerns. |
| INTERNAL CIRCULATION | |
| Internal File Review | No Concerns. |
| NEIGHBOUR CIRCULATION | |
| To adjacent neighbors within 1 mile | No Comments Received at the time of this report. |

Response Options

Option 1: THAT MPC accepts/approves the recommendation as proposed.

Option 2: THAT MPC does not accept/approve the recommendation as proposed.

Option 3: THAT MPC accepts/approves an alternate recommendation of MPC's choosing.

Follow-up Action / Communications

Notify the Applicant of the Decision.

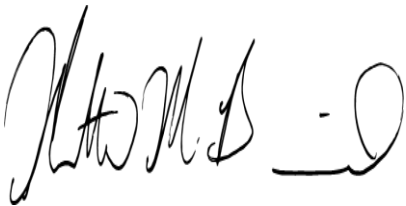
Report Approval Details

| | |
|----------------------|------------------------------|
| Document Title: | DP2020-025.docx |
| Attachments: | - DP2020-025 Appendices.docx |
| Final Approval Date: | Apr 8, 2020 |

This report and all of its attachments were approved and signed as outlined below:



Sherry Baers

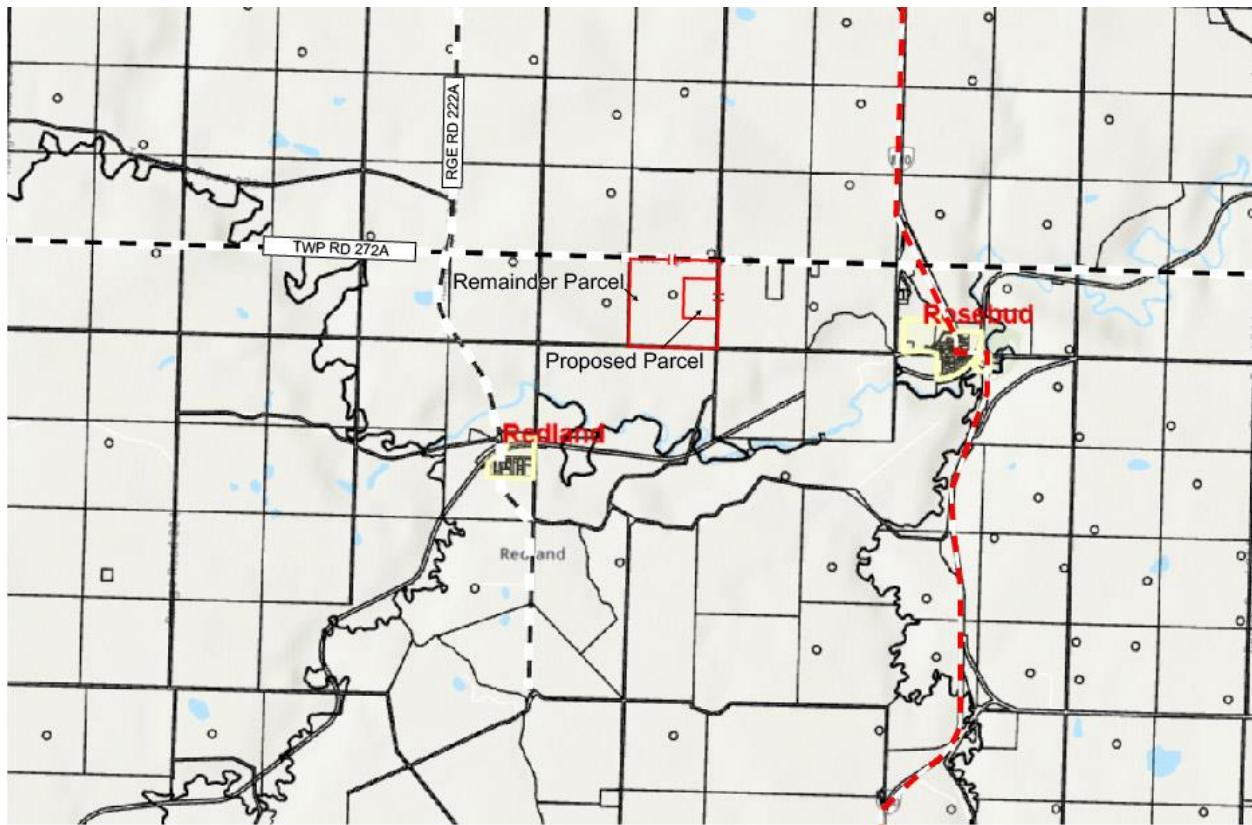


Matthew Boscarol

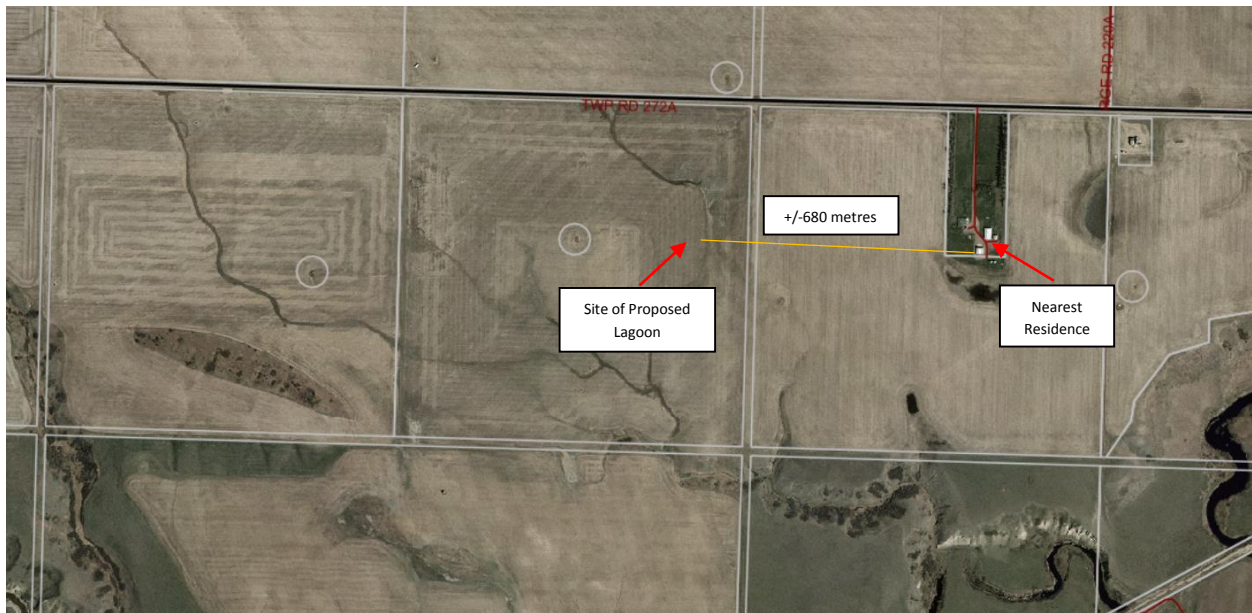


Brian Henderson

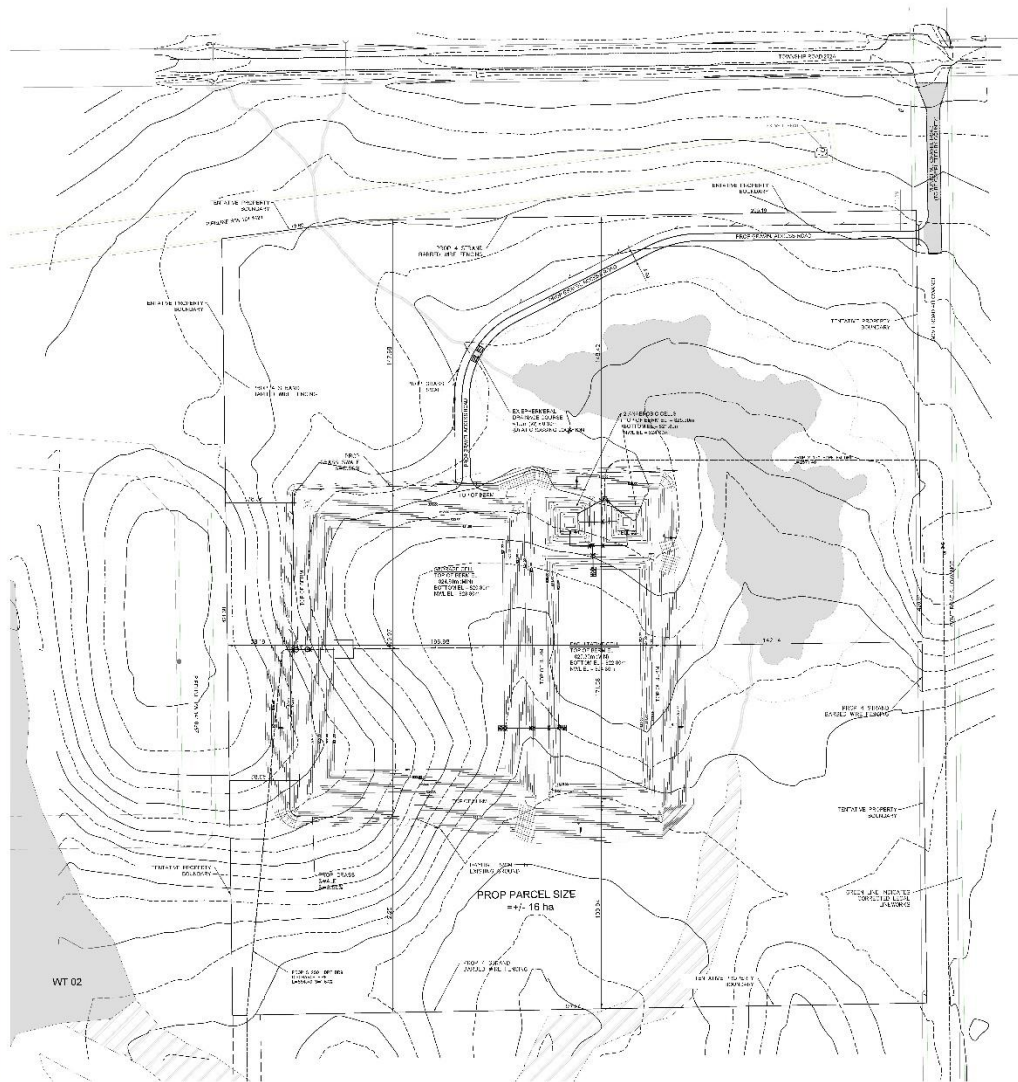
Appendix A: Location Plan



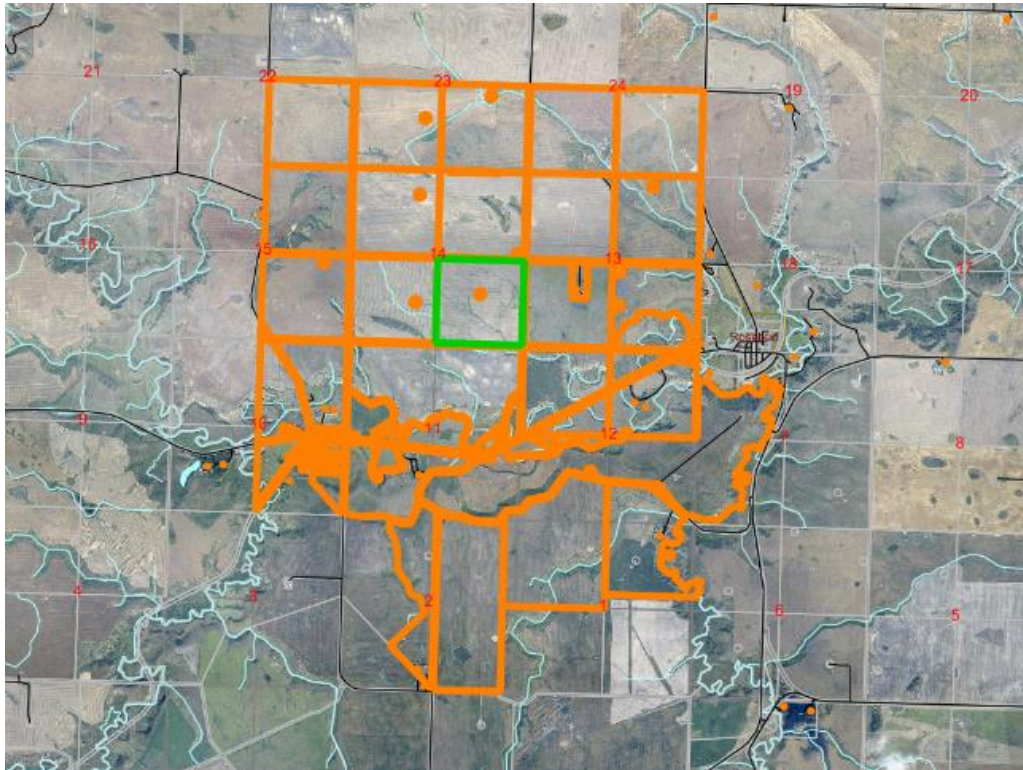
Appendix B: Aerial Photo



1. *Journal of the American Statistical Association*, 1997, 92, 1093-1103.



Appendix D: Landowner Circulation



Wheatland County

Request for Decision

Municipal Planning Commission

April 14, 2020

Report prepared by: Graham Allison



SD2020-004

| | |
|---------------------------|--|
| File Number: | SD2020-004 |
| Proposal: | Subdivide one +/- 40.0 acre parcel from the titled area |
| Location: | Adjacent to Township Road 272A and approximately 0.8 west of Range Road 220A; 2 km (1.2 mi) west of the Hamlet of Rosebud. |
| Legal Description: | SE-14-27-22-W4M |
| Title Area: | +/-160 acres |
| Existing Land Use: | Public Utility (PU) District |
| Proposed Parcels: | 1 |

Report

The purpose of this application is to subdivide a +/-40 acre parcel from an undivided quarter section described as SE-14-27-22-W4M in order to accommodate the construction of a municipal sewage lagoon for the Hamlet of Rosebud.

Recommendation from Administration

THAT the Municipal Planning Commission approve SD2020-004, to subdivide one +/- 40 acre parcel from the titled area, subject to the following conditions:

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 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.
5. The Owners are 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.
6. The Owners are to enter into a *Road Acquisition Agreement*, which shall be registered by caveat concurrently with the final plan against the title(s) being created.

Policy Analysis

Calgary Metropolitan Regional Plan

The subject lands do not fall within the plan area of the Calgary Metropolitan Regional Plan.

South Saskatchewan Regional Plan

Section 8 of the SSRP discusses strategies for community development with the stated goal of promoting the development of healthy and sustainable communities. Strategy 8.4 aims to set aside adequate land with the physical infrastructure required to accommodate future population growth. The subdivision of a 40 acre agricultural parcel for the construction of a new wastewater lagoon is essential to support the concentration and expansion of an existing development by increasing the servicing capacity of the Hamlet of Rosebud. The subdivision and conversion of agricultural land to accommodate a public utility will support the future expansion and development of an existing hamlet.

Regional Growth Management Strategy

Section 3.2.4 of the RGMS dictates municipal directions on growth with a series of policies that focus on managing pressures associated with urban growth, effectively managing community infrastructure, and protecting the natural environment. This subdivision and the subsequent construction of a wastewater lagoon aligns with these goals by increasing the wastewater capacity of an existing Hamlet. This subdivision particularly aligns with policy 3.2.4.1 to “Encourage growth in existing communities. Investments in infrastructure, such as roads and schools, are used efficiently, and developments do not unnecessarily take up new land.” The proposed subdivision supports this policy through providing an increased capacity for wastewater management to the Hamlet of Rosebud. According to Table 9 in the RGMS, the Hamlet’s current sewage disposal system has a design capacity for a population of 100, while the actual population of Rosebud at the time of the RGMS’ publication was 108. Therefore, this subdivision is necessary to support Rosebud’s current population and to accommodate future growth within the Hamlet.

Municipal Development Plan

Section 3.11 of the MDP, entitled Infrastructure and Utilities, outlines policies and objectives to manage the movement of wastewater, stormwater and potable water to, from and within residential, commercial, industrial and institutional areas of the County. Objective 3.11.1.1 is to “Maintain and improve the level of municipal water and wastewater servicing provided throughout the County.” As mentioned above, the population of Rosebud has outgrown the design capacity of its current wastewater infrastructure. The purpose of this subdivision is to improve the level of wastewater servicing to residents of the County and therefore it aligns with the objectives of the MDP.

Land Use Bylaw

This parcel was redesignated to Public Utility (PU) District on February 4th, 2020. The purpose and intent of the Public Utility (P-U) district is to accommodate the utilities required to service public and private facilities, businesses and residences within the county. As per Land Use Bylaw 2016-01, a sewage lagoon falls under the ‘Utility Services, Major Infrastructure’ use, which is a discretionary use within the Public Utility (P-U) district.

Technical Review

Access:

The remainder parcel can be accessed from 272A on the north side of the parcel, a new road will be built within the road allowance the east side of the quarter section to provide access to the proposed parcel.

Water Servicing:

There are currently no wells on this site and water servicing will not be required.

Sanitary Servicing:

A 100mm sanitary force main will be constructed from a pump station on the west side of Rosebud to the east side of the subject parcel (approximately 2.5 km), where the sewage lagoons are proposed. A 150 mm discharge pipe will connect to the sewage lagoon on the east side of the parcel and will extend 1.42 km south to an outfall in the Rosebud River.

Municipal Reserve:

As per the Municipal Government Act, Municipal Reserve is not required on the subject parcel as this is the first subdivision out of a quarter section.

Circulation Comments**Circulation to Adjacent Landowners:**

The proposal was circulated to all landowners within 2.0 miles of the subject lands. No letters were received in either 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>"In reviewing this subdivision application, there is an identified .98 ha. Wetland located within the proposed area.</p> <p>This wetland may or may not be already crown claimed, or crown claimable, under section 3 of the Public lands act.</p> <p>Contact with the Water Boundaries unit within the Provincial approvals section in Edmonton should be completed to determine this wetland ownership."</p> <p>Staff circulated Water Boundaries Unit; they had no concerns.</p> |
| 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 | No concerns. |

Response Options

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

- Option #1:** Subdivision Application SD2020-004 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 SD2020-004 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. The statutory and guiding document align with the SSRP for agricultural preservation and efficient use of land, which is reflected in the proposed subdivision.

Follow-up Action / Communications

Inform the applicant and landowner of MPC's decision.

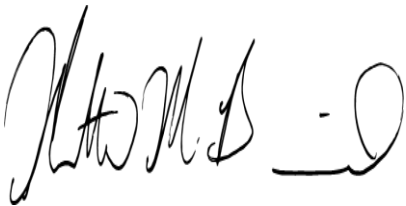
Report Approval Details

| | |
|----------------------|-----------------------------------|
| Document Title: | SD2020-004.docx |
| Attachments: | - Attachments for SD2020-004.docx |
| Final Approval Date: | Apr 6, 2020 |

This report and all of its attachments were approved and signed as outlined below:



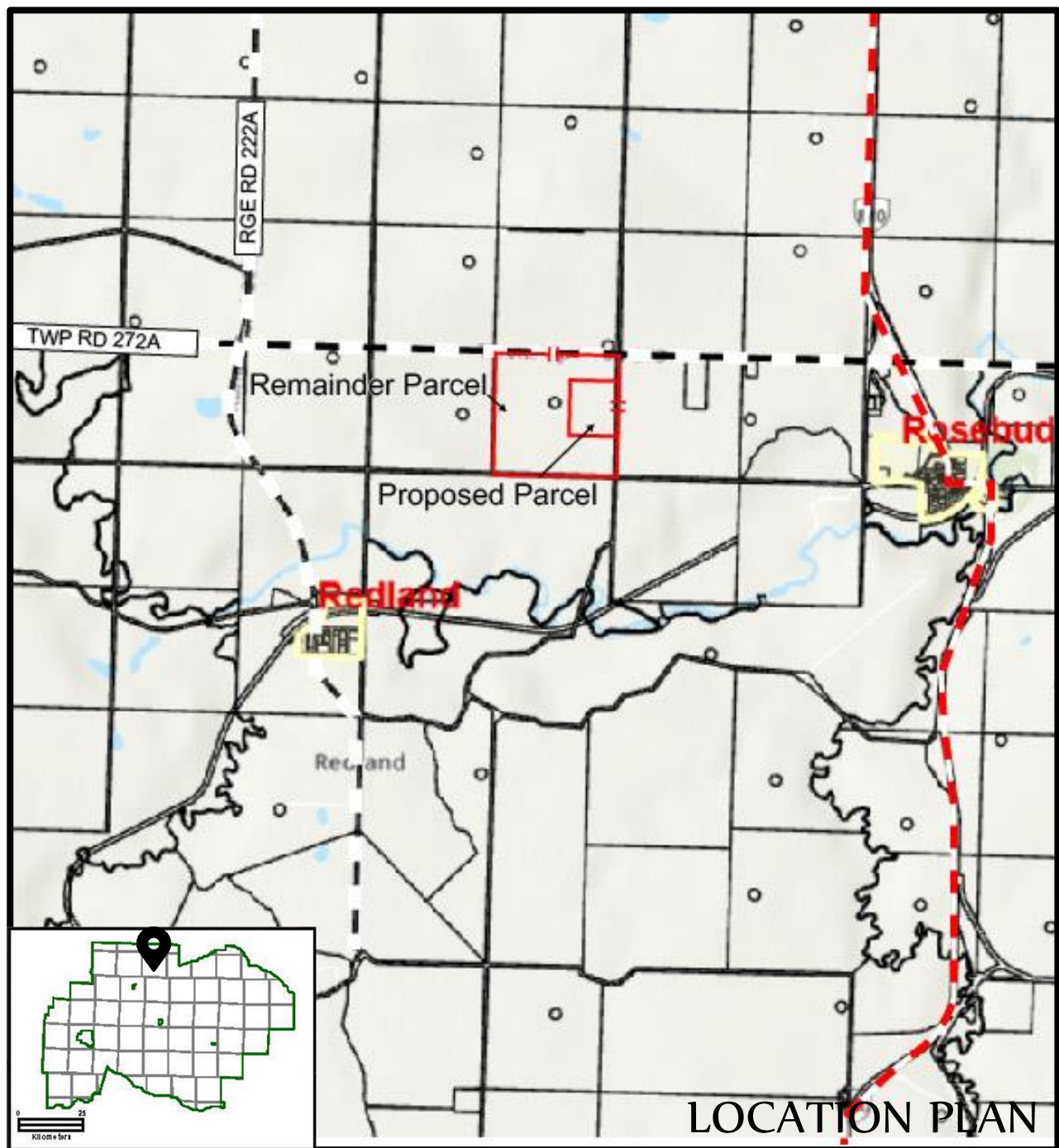
Sherry Baers



Matthew Boscarol



Brian Henderson



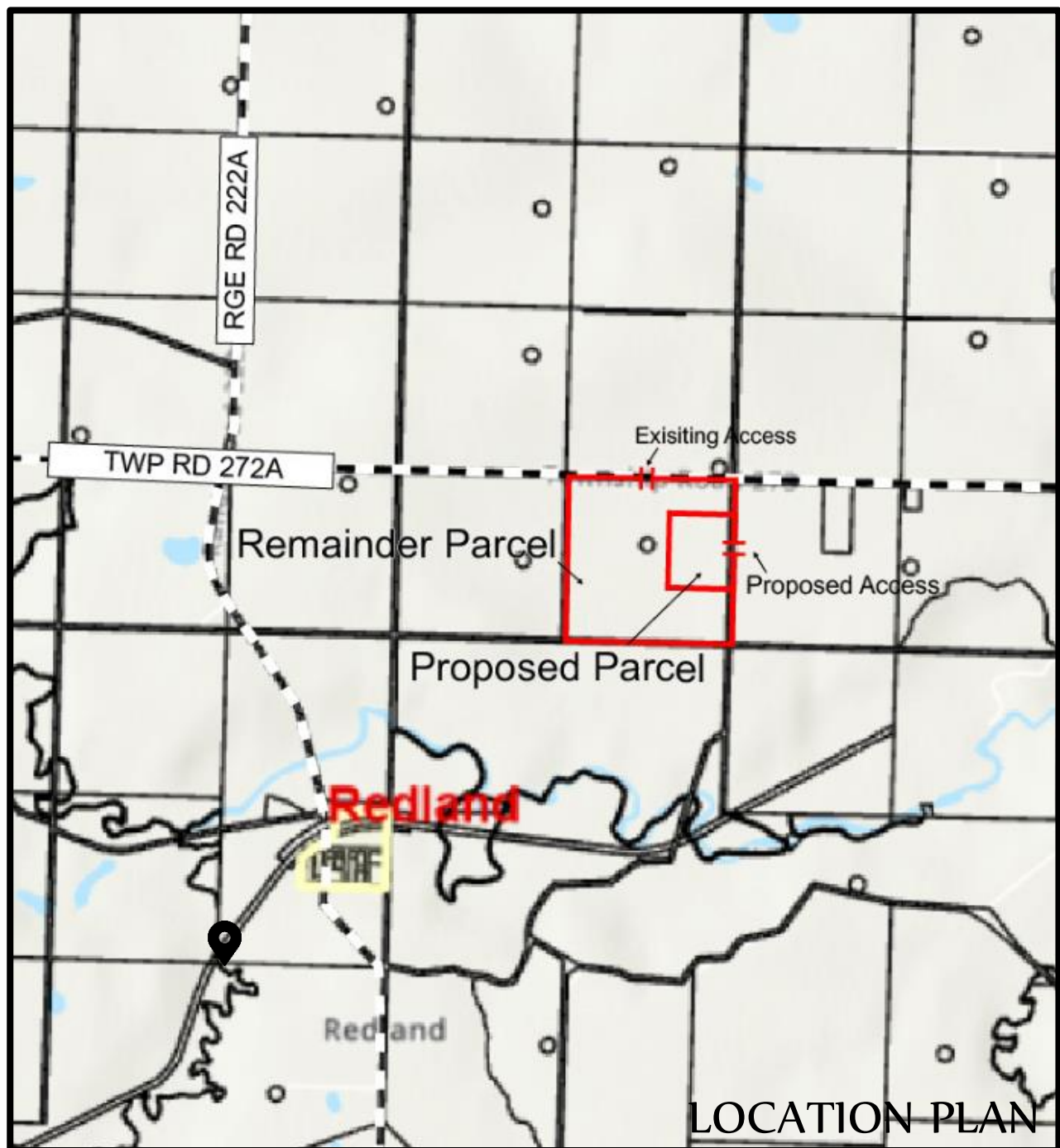
LOCATION PLAN



SE-14-27-22-W4M

Date: April 14th, 2020

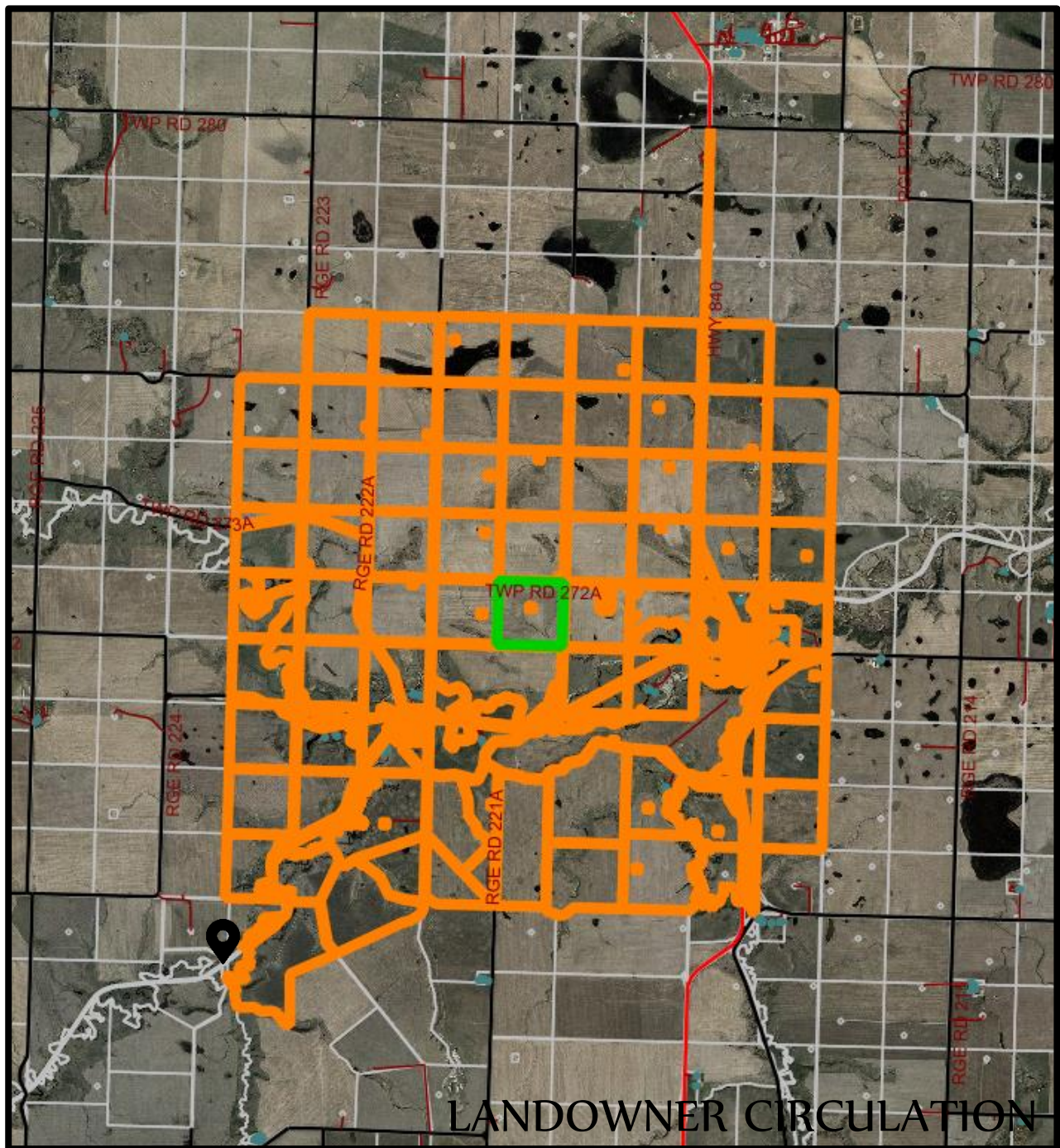
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Date: April 14th, 2020

File: SD2020-004



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Date: April 14th, 2020

File: SD2020-004