

Wheatland County

Request for Decision

Municipal Planning Commission

July 14, 2020

Report prepared by: Graham Allison



SD2020-009

File Number:	SD2020-009	Division:	4
Proposal:	To subdivide +/-3.00 acres within SW-11-24-26-W4M		
Location:	Adjacent to Highway 24 and approximately 1.0 km (0.6 mi) north of the Hamlet of Cheadle.		
Legal Description:	SW-11-24-26-W4M		
Title Area:	38.06 Ac.		
Existing Land Use:	Industrial General (IG) District		
Proposed Parcels:	1 new parcel		

Report

The purpose of this application is to subdivide +/- 3.00 acres within SW-11-24-26-W4M. The parcel was redesignated from Agricultural General (AG) District to Industrial General (IG) District on March 24, 2020. The proposed parcel contains a stair construction business that has been in business since 2005 and has received no complaints. The proposed parcel contains three existing shop buildings and is serviced by a private well and private septic disposal system. The remainder parcel contains a dwelling that is serviced by a well and private septic disposal system. Both parcels will be accessed by a shared approach.

Recommendation from Administration

THAT the Municipal Planning Commission approve subdivision application SD2020-009 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) Existing approach to be inspected and or reconstructed to accommodate a joint access with the proposed parcel and the remainder parcel. Any improvements are to be done in adherence to the County's road standards and approved by the Public Works Department, at the Owners expense.
- 4) 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 \$6,885 as stated in the appraisal prepared by I. Weleschuk (2020/05/11) on the entire parcel totaling +/-3.00 acres. The amount of cash-in-lieu of Municipal reserve owing to Wheatland County will be approximately \$2,066. The exact amount will be determined based on the final plan of survey.
- 5) The Owner is 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.

Policy Analysis

Calgary Metropolitan Regional Plan (CMRB)

The proposed subdivision is within the Calgary Metropolitan Regional Board plan area, however as it is not amending a statutory document, circulation to the Board was not required.

South Saskatchewan Regional Plan (SSRP)

The proposed parcel has housed a stair construction business since 2005, so this subdivision would align with the existing uses on site without reducing or fragmenting the agricultural land base. This subdivision is therefore in alignment with Section 5 of the SSRP which covers the efficient use of land. This subdivision is also in alignment in Section 8 of the SSRP that covers community development and aims to stimulate local employment opportunities while providing an appropriate mix of agricultural, residential, commercial, and industrial uses.

Regional Growth Management Strategy (RGMS)

The RGMS discourages the conversion and fragmentation of large agricultural parcels while avoiding conflicts between uses. The proposed parcel has been used for a private construction business since 2005. The subject site is within the West Highway 1 Area Structure Plan (WH1ASP) plan area, The RGMS also encourages economic development within strategic areas such as the West Highway 1 industrial corridor, so this subdivision is in alignment with the strategic goals of the RGMS.

Municipal Development Plan (MDP)

Discouraging the conversion of cultivated lands and minimizing residential encroachment onto agricultural lands. This subdivision does not encroach onto agricultural land since the uses in the proposed subdivision already exist on site. Section 3.7 of the MDP also advocates for industrial development to be concentrated within the West Highway 1 Area Structure Plan (WH1ASP).

West Highway 1 Area Structure Plan (WH1ASP)

The purpose of the WH1ASP is to accommodate development opportunities in Wheatland County for light to medium industrial uses and to allow for the continuation of existing land uses. The ASP specifically encourages the concentration of uses identified in the Industrial General (I-G) District. This subdivision is to bring an existing industrial use into better alignment with the Land Use Bylaw by creating a new industrial parcel within the WH1ASP.

Land Use Bylaw (LUB)

The existing developments on site generally align with the rules and regulations of the Industrial General (I-G) district of the Land Use Bylaw. Stair construction aligns with the definition of Contractor Services, which are listed as a permitted use.

Technical Review

Access:

The proposed parcel and remainder parcel can be accessed by a joint approach off a service road connected to Highway 24.

Water Servicing:

Both the remainder parcel and the proposed parcel are serviced by existing private wells.

Sanitary Servicing:

Both parcels are serviced by a private septic disposal system.

Municipal Reserve:

As per the *Municipal Government Act*, Municipal Reserve will be required on this subdivision. An appraisal prepared by I. Weleschuk (2020/05/11) determined the per acre value of this parcel is \$6,885 on the entire parcel totaling +/-3.00 acres. The amount of cash-in-lieu of Municipal reserve owing to Wheatland County will be approximately \$2,066. The exact amount will be determined based on the final plan of survey.

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	The above noted subdivision proposal does not meet Section 14 of the regulation. Since there is an existing service road acceptable to the Minister, Section 15 has been met. The department anticipates minimal impact on the highway from this proposal. Additionally, there is sufficient local public service road access to the subdivision and adjacent lands. Therefore, Pursuant to Section 16 of the Regulation, the department grants approval for the subdivision authority to grant a variance of Section 14 of the Regulation should they choose to do so.
--	---

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

Staff will notify the applicant that the subdivision has been approved.

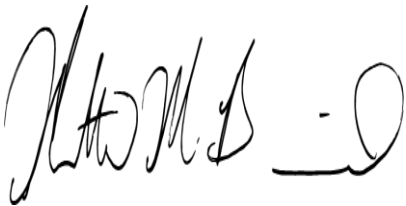
Report Approval Details

Document Title:	SD2020-009 Dersch.docx
Attachments:	- Attachment A - Maps.docx
Final Approval Date:	Jul 6, 2020

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

A handwritten signature in black ink, appearing to read "Sherry Baers". The script is cursive and fluid.

Sherry Baers

A handwritten signature in black ink, appearing to read "Matthew Boscarol". The script is cursive and fluid.

Matthew Boscarol