

Wheatland County

Request for Decision

Municipal Planning Commission

August 11, 2020

Report prepared by: Megan Williams



SD2020-011 First Parcel Out

File Number:	SD2020-011	Division:	4
Proposal:	To subdivide a +/- 5 acres from 158.83 acres following an approved redesignation. No additional development proposed at this time		
Location:	7 km southwest of Cheadle		
Legal Description:	NE-18-23-26-W4M		
Title Area:	158.86		
Existing Land Use:	Agricultural General and Country Residential		
Proposed Parcels:	1 proposed +/- 5 acre parcel		

Report

The applicant is applying to subdivide +/-5 acres from the parent parcel. They successfully redesignated the +/- 5 acres from Agricultural General to Country Residential on June 2nd, 2020. The proposed parcel contains the established yard of a residential development including the water well and septic field. The remainder parcel is cultivated. There are no proposed developments at this time.

Recommendation from Administration

THAT the Municipal Planning Commission approve subdivision application SD2020-011, to subdivide one +/- 5 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 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.
6. 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.

Policy Analysis

The proposal generally aligns with the relevant policies of the South Saskatchewan Regional Plan, Regional Growth Management Strategy, the Municipal Development Plan, and the Land Use Bylaw. It is proposing to subdivide the existing yard area, and so minimizes the amount of agricultural lands removed from the quarter. The RGMS contains policies that explicitly state that more favourable consideration shall be given to subdivisions of first parcel out if the subdivision contains the existing farmstead.

Technical Review

The development on the proposed parcel is serviced by a private water well and septic system. The approach on the proposed and remainder parcel will need to be inspected to ensure they are up to County standard. Both parcels are to be accessed from Range Road 265.

Circulation Comments

Staff received no comments from adjacent landowners in Wheatland or Rocky View County at the time of writing this report. Public Works requires a road widening and acquisition agreements, no other comments or objections arose from external agencies or internal departments.

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

To notify the landowner of MPC's decision, and if approved to assist in the completion of their conditions, if necessary.

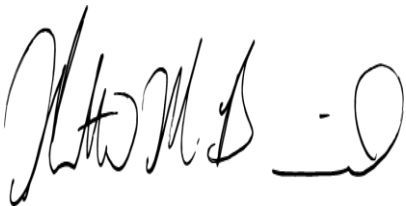
Report Approval Details

Document Title:	Subdivision SD2020-011 First Parcel Out.docx
Attachments:	- SD2020-011Comment summary.docx - Map Package.pdf
Final Approval Date:	Jul 30, 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