

# Wheatland County

## Request for Decision

Regular Council Meeting

August 18, 2020

Report prepared by: Megan Williams



### Bylaw 2020-31 First Reading - MR Disposal

#### **Recommendation from Administration**

Resolution 1: That Council grant First Reading of Bylaw 2020-31, this being a bylaw for the purpose of disposing of Municipal Reserve in Lot 1MR, Block 8, Plan 011 2812 comprising of +/- 0.282 hectares (+/-0.70 acres) in accordance with Sections 674 and 675 of the *Municipal Government Act Chapter M-26* revised statutes of Alberta 2000, as amended as shown on the attached Schedule 'A'.

Resolution 2: That a Public Hearing for Bylaw 2020-31 be scheduled for September 15, 2020 at 9:00AM in Wheatland County Council Chambers. If the office remains closed to the public due to COVID-19, the Public Hearing will be held by conference call in accordance with the Municipal Government Act, Section 199.

#### **Chief Administrative Officer's Comments**

N/A

#### **Report**

##### **Division: Division 6**

Staff is bringing forward this bylaw to dispose of +/-0.70 acres of Municipal Reserve (MR) for the purpose of constructing a storm water pond to service the conditionally approved Rosebud River Ridge subdivision. The stormwater master plan for this development has determined the best placement for the stormwater pond is on County property, as shown on the attached map. This parcel has also been designated as municipal reserve. As a storm water pond is not an accepted use for municipal reserve, the MR designation needs to be removed from the applicable area.

The proposed storm water pond is +/-0.70 acres in size, and would be subdivided from the titled parcel and converted into a public utility lot (PUL). The parcel will remain County property, and once the storm water pond's guarantee period is complete, it will become the County's responsibility to maintain.

The conditionally approved subdivision expires October 1, 2020. Where the applicants have been steadily working towards completion of the subdivision conditions, staff deemed it appropriate to bring forward the MR Disposal bylaw.

#### **Relevant Policies, Practices, and Legislation**

Municipal Government Act

South Saskatchewan Regional Plan

Regional Growth Management Strategy

Municipal Development Plan

Rosebud Area Structure Plan

### **Alignment with the Strategic Plan**

The South Saskatchewan Regional Plan, Municipal Development Plan, and Regional Growth Management Strategy don't specifically address Municipal Reserve Disposal. The latter two documents encourage the retention and growth of recreational areas, of which this parcel is one. They also encourage proper stormwater management of new developments. This storm pond will also accept and filter overland flow from other parts of the hamlet.

The Rosebud Area Structure Plan identifies this parcel as 'open space' and proposes an amphitheatre as a use. Though a storm water pond isn't typically considered an appropriate use for 'open space', there is the potential for the pond to be an amenity to the existing open space.

Though the storm water pond will be removing a portion of the Municipal Reserve from the County's inventory, the conditionally approved subdivision will be contributing approximately 0.32 acres of Municipal Reserve and 2 acres of Environmental Reserve to the County's inventory. The developers have proposed a pathway for one of the MR parcels and have finished the landscaping plan which includes benches, a paved pathway, and vegetation.

The proposal aligns with the Rosebud River Ridge Concept Plan.

### **Response Options**

Option 1: THAT the proposed recommendation is accepted/approved.

Option 2: THAT the proposed recommendation is not accepted/approved.

Option 3: THAT an alternate recommendation is accepted/approved.

### **Implications of Recommendation**

#### **General**

A portion of the Municipal Reserve land will be removed from the County's inventory. Once the guarantee period is complete, the storm water pond will be turned over to the County to maintain; it is anticipated that the type of storm water pond proposed will require infrequent maintenance.

#### **Organizational**

N/A

#### **Financial**

N/A

#### **Environmental, Staff, and Public Safety**

N/A

### **Follow-up Action / Communications**

Staff will need to follow the *MGA* requirements for advertising the MR disposal, which includes installing a sign at the site notifying the public of the proposal.

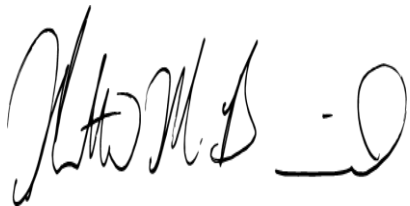
## Report Approval Details

Document Title:	Bylaw 2020-31 - First Reading_MR Disposal.docx
Attachments:	- Map Package.pdf - Photos of approximate location.pdf
Final Approval Date:	Aug 4, 2020

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



Sherry Baers



Matthew Boscarol



Brian Henderson