

Wheatland County

Request for Decision

Municipal Planning Commission

September 8, 2020

Report prepared by: Megan Williams



Subdivision SD2020-012 Agricultural

File Number:	SD2020-012	Division:	4
Proposal:	To subdivide a +/-31.59 acre parcel		
Location:	The proposed subdivision is 6.7 km east of Cheadle, or 1 km south of Strathmore		
Legal Description:	SW-9-24-25-W4M		
Title Area:	85.94 acres		
Existing Land Use:	Agricultural General		
Proposed Parcels:	1 Proposed parcel		

Report

The applicant is requesting to subdivide the 85.94 acre Agricultural General parcel into two smaller Agricultural General parcels equalling +/-31.59 acres and +/-54.35 acres. The proposed parcel's northern property line follows a WID channel and diversion gate. There is no proposed development at this time.

Recommendation from Administration

THAT the Municipal Planning Commission approve subdivision application SD2020-012, to subdivide one +/- 31.59 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. 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 \$6,700 as stated in the appraisal prepared by I. Weleschuk (July 31, 2020). The exact amount owed will be determined based on the final plan of survey.
5. 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.
6. 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.

7. 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.
8. The Owners are to execute the Utility Right of Way agreement with ATCO Gas to the satisfaction of the County and ATCO Gas 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 South Saskatchewan Regional Plan, Regional Growth Management Strategy, Municipal Development Plan, West Highway 1 Area Structure Plan, and Land Use Bylaw. Though these plans discourage agricultural fragmentation, WID's diversion gate and subsequent drainage course naturally fragment the parcel. These documents also contain policies that encourage diversification of agricultural operations and explain that smaller parcels can help facilitate these endeavours.

The proposed subdivision is along the most eastern boundary of the West Highway 1 Area Structure Plan (WH1ASP). The proposal aligns with the policies and objectives within this document. The existing uses prior to the WH1ASP being approved are grandfathered. Agricultural uses are permitted to continue until such a time as an industrial development is proposed.

Technical Review

The remainder and proposed parcel are accessed from Range Road 254. No additional approaches are proposed at this time.

As there is no proposed development, a PSDS and groundwater report were not requested.

Circulation Comments

Staff circulated adjacent landowners within 1.6 km of the parent parcel, external and internal agencies. One letter of support was received by a landowner. ATCO Gas required that an utility right of way be registered on the title, however, Staff had not received confirmation of registration at the time of writing the report, and so has included condition 8 requiring the registration as part of the subdivision endorsement package. Public Works requested the road widening and acquisition agreements as well that approaches should be constructed to County standards.

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

If approved, staff will notify the applicant and assist in the completion of the subdivision conditions where appropriate.

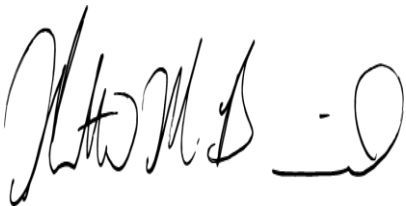
Report Approval Details

Document Title:	Subdivision SD2020-012 Agricultural.docx
Attachments:	- SD2020-012 Map Package.pdf - SD2020-012 Comment summary.docx
Final Approval Date:	Aug 20, 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