



**WHEATLAND COUNTY**

Where There's Room to Grow



## Comment Summary

Date: September 9, 2020

Application: SD2020-012 Agricultural subdivision

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Staff circulated internally, to external agencies, and to adjacent landowners. The following comments were received from internal departments and external agencies. Staff received one letter of support from a landowner

EXTERNAL AGENCIES	COMMENTS
AB Community and Development	No concerns.
AB Culture and Tourism	No concerns.
AB Energy Regulator	No concerns.
AB Environment and Parks	No concerns.
AB Health Services	No concerns
AB Transportation	<p>This will acknowledge receipt of your circulation regarding the above noted proposal, which must meet the requirements of Sections 14 and 15 of the Subdivision and Development Regulation, due to the proximity of Highway 1. The department is currently protecting Highway 1 to a Freeway standard at this location.</p> <p>The above noted subdivision proposal does not meet Section 14 or 15 of the Regulation The department anticipates minimal impact on the highway from this proposal. Additionally, there is no direct access to the highway as well as sufficient local 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 and 15 of the Regulation should they choose to do so</p> <p>For information, the proposed future Highway 1 alignment south of the Town of Strathmore will potentially impact the northerly parcel. A copy of the preliminary functional plan is attached. Timing for this project is not yet known, and land protection or acquisition is not contemplated at this time.</p>

	Pursuant to Section 678(2) of the Municipal Government Act, Alberta Transportation requires that any appeal of this subdivision be referred to the Municipal Government Board.
ATCO Gas	<p>ATCO Gas has no existing Utility Right of Way on the subject property, or the existing Utility Right of Way is not sufficient for subdivision servicing.</p> <ul style="list-style-type: none"> <li>The landowner(s) is required to contact ATCO Gas land agent listed below to execute a Utility Right of Way to the satisfaction of ATCO Gas.</li> <li>Once the Utility Right of Way has been registered at the Alberta Land Titles Office, we will notify the municipality of the same</li> </ul> <p>At the time of writing this report, Staff has not received confirmation that the URW was registered, therefore a subdivision condition is proposed referencing this requirement.</p>
ATCO Pipelines	No objection.
Canada Post	No concerns.
Canadian Pacific Rail	No concerns.
Fortis	No easement is required.
Ovintiv Corp	No concerns.
Redeemer Catholic School Division	No concerns.
Regional School Division – Golden Hills	No concerns.
Strathmore	No concerns.
WID	WID has a canal that runs through this quarter along the subdivision boundary; WID has no objections to the subdivision, however would like the applicant to be aware that any future development of these lands will need to abide by the 30 meter setback from the canal row for any future development of permanent structures or utilities.
<b>INTERNAL DEPARTMENTS</b>	
Agriculture and Environment	<p>From an agricultural perspective, we believe that the subdivision proposed by SD2020-012 will result in agricultural fragmentation on the landscape by reducing the contiguous area available for agriculture on the parcel. The proposed northern boundary is irregular and may be limiting to some agricultural uses.</p> <p>From an environmental perspective, it is clear from air imagery that infrastructure is in place directly on the northern border of the proposed subdivision for irrigation works. This appears to be the diversion gate referenced in the WH1ASP segment below, making it likely important for WID works in the Hartell Coulee system. A large wetland system flowing west appears to be fed by the drainage from the canal-connected culvert</p>

	<p>at that location, and a Ducks Unlimited wetland appears to be sourced through this infrastructure is indicated by our Ducks Unlimited project map layer. The drainage pattern through the wetland system must be maintained and further fragmentation or impact by subdivision or development should be avoided.</p> <p><b>“Drainage</b> – The drainage regime is generally downhill to the north. The Plan [WH1ASP] area is almost wholly within the Serviceberry Creek drainage basin which in turn empties into the Red Deer River. The east boundary of the Plan area is essentially co-terminous with the height of land between the Red Deer River basin and the Bow River Basin. A Western Irrigation District (WID) canal carrying irrigation water northward forms the east boundary of the Plan. The canal is constructed with a diversion gate in SW9-24-25-W4M to allow irrigation water to flow west into the Hartell Coulee system as supplies allow.”</p> <p>Planning staff reached out to Ducks Unlimited and they had no caveat requirements. Staff also requested additional information from WID. WID confirmed the channel and diversion gate is an active part of the WID's works. They further explained that though they do not hold title to the parcel, under section 184 of the <i>Irrigation Districts Act</i> they have the rights to use and maintain as if they did hold title. Therefore no caveat or easement is needed.</p> <p>The parent parcel is naturally fragmented by the diversion channel. The SSRP and MDP also speak to allowing smaller agricultural parcels to diversify the agricultural industry.</p>
Public Works	Road widening and acquisition should be included on it as well as approaches to our standards.
Planning & Development	No concerns.