

Wheatland County

Request for Decision

Municipal Planning Commission

September 8, 2020

Report prepared by: Graham Allison



SD2020-013

File Number:	SD2020-013	Division:	1
Proposal:	To subdivide 3.43 acres from SW-5-23-22-W4M to consolidate into a 14.23 acre parcel described as Block 1, Plan 951 0844		
Location:	Adjacent to Range Road 225, approximately 4.7 miles (7.5 kilometre) north of Gleichen		
Legal Description:	Plan 951 0844, Block 1; SW-5-23-22-W4M		
Title Area:	Block 1, Plan 951 0844 contains 14.23 acres SW-5-23-22-W4M contains 68.00 acres		
Existing Land Use:	Agricultural General		
Proposed Parcels:	No new parcels are being created.		

Report

This application is for a boundary adjustment of a 14.23 acre parcel described as Plan 9510844 Block 1. The proposal would subdivide +/- 3.43 acres from an adjacent 79.53 acre parcel within SW-5-23-22-W4M to be consolidated into the 14.23 acre parcel. Currently, the well and septic system that service the dwelling is located on the adjacent 79.53 parcel and the proposed boundary adjustment will encompass the well and septic system within the boundaries of the 14.23 acre parcel. Plan 951 0844, Block 1 contains a private dwelling, garage and farm buildings and is accessed by an existing approach off Range Road 225. SW-5-23-22-W4M is a 68.00 acre parcel that contains cultivated land, grain bins and farm buildings and has an existing approach off Range Road 225.

Recommendation from Administration

THAT the Municipal Planning Commission approve subdivision application SD2020-013 subject to the following conditions:

- 1) Subdivision to be affected 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.

Policy Analysis

South Saskatchewan Regional Plan (SSRP)

A major objective of the South Saskatchewan Regional Plan (SSRP) is to ensure that region's agricultural industry is maintained and diversified. The implementation strategies related to this objective aim to "Maintain an agricultural land base by reducing the fragmentation and conversion of agricultural land" by discouraging

development on productive land and development that fragments contiguous agricultural parcels. The SSRP also recognizes that smaller parcels contribute to the diversification of the overall agricultural economy. This boundary adjustment will not contribute to the fragmentation or conversion of agricultural land and is therefore in alignment with the goals and regulations of the SSRP.

Regional Growth Management Strategy (RGMS)

The RGMS provides long term guidance for development in the County. As per Section 4.2 under the Agriculture policies and goals, the proposed subdivision is intended to be used for farming with an existing dwelling.

Municipal Development Plan (MDP)

Under Section 3.1 Agriculture, the proposal aligns with policy 3.1.1.2 and 3.1.1.3 by neither contributing to the reduction nor fragmentation of agricultural lands. The proposed boundary adjustment does not contribute to the loss or fragmentation of any agricultural land.

Land Use Bylaw (LUB)

As per Section 9.1, The subject parcels will remain Agricultural General (AG), therefore there is no conflict with adjacent parcels. The application does not contribute to the loss or fragmentation of agricultural land, which aligns with the purpose and intent of the Agricultural General (AG) district of the land use bylaw.

Technical Review

Approaches:

There are existing approaches to both subject parcels off Range Road 225. Neither approach is being affected as no new parcel is being created.

Water Servicing:

The existing dwelling located on site is serviced by an existing private well that is within the boundaries of the proposed boundary adjustment.

Sanitary Servicing:

The existing dwelling is serviced by an existing private septic disposal system that is within the boundaries of the proposed boundary adjustment.

Municipal Reserve

Municipal Reserve will not be required for this application because it is a boundary adjustment intended to bring a parcel into alignment with the County's servicing standards.

Circulation Comments

N/A

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 of MPC's decision.

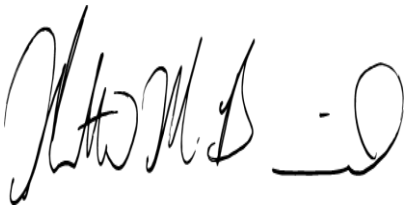
Report Approval Details

Document Title:	SD2020-013.docx
Attachments:	- SD2020-013 Maps.docx
Final Approval Date:	Aug 28, 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 signature is fluid and cursive, with the first name "Sherry" written in a larger, more prominent script than the last name "Baers".

Sherry Baers

A handwritten signature in black ink, appearing to read "Matthew Boscarol". The signature is fluid and cursive, with the first name "Matthew" written in a larger, more prominent script than the last name "Boscarol".

Matthew Boscarol