

Wheatland County

Request for Decision

Municipal Planning Commission
September 8, 2020
Report prepared by: Graham Allison



SD2020-014

File Number:	SD2020-014	Division:	1
Proposal:	To subdivide one (1) +/- 4.20 acre parcel from NE-5-23-22-W4M		
Location:	Adjacent to Range Road 224, approximately 4.7 miles (7.5 kilometre) north of Gleichen		
Legal Description:	NE-5-23-22-W4M		
Title Area:	160 acres		
Existing Land Use:	Country Residential (CR) District		
Proposed Parcels:	One (1) new parcel		

Report

This application would subdivide one (1) +/-4.20 acre parcel from a previously undivided quarter section legally described as NE-5-23-22-W4M. The parcel is located adjacent to Range Road 224 and has an existing access. The proposed parcel contains a private dwelling which is serviced by a private well and private sewage disposal system. The remainder of the quarter section will remain agricultural and there are no plans for further development.

Recommendation from Administration

THAT the Municipal Planning Commission approve subdivision application SD2020-014 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) Approaches to the proposed parcel(s) located to County Standards and inspected and approved by the Public Works Department, at the Owners expense.
- 3) 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.
- 4) The Owners are 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.
- 5) The Owners are 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

Interim Regional Evaluation Framework:

The proposed subdivision is not within the Calgary Metropolitan Regional Board plan area.

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 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. Wheatland County's Municipal Development Plan (MDP) and Regional Growth Management Strategy (RGMS) align with the goals and implementation strategies outlined in the SSRP.

Section 5 for Economy for Efficient Use of Land, looks at how lands are used and developed efficiently and reducing the amount of land area being built up. The MDP and RGMS both address this through policies in the Agricultural and Community Development and Residential development sections. This proposal aligns with the SSRP. It is maintaining the agricultural land base by not fragmenting or developing cultivated land. The proposed parcel contains an existing dwelling with no further plans for development.

Regional Growth Management Strategy (RGMS):

Section 3.2.4 of the Regional Growth Management Strategy aims to protect existing agricultural land and minimize fragmentation of cultivated parcels. This subdivision will not be converting any farmland, as the proposed subdivision already contains a dwelling with no future plans for development.

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 proposal aligns with the MDP. It supports the Agricultural section's objectives and policies through maintaining the agricultural land use by not removing or fragmenting agricultural land.

Land Use Bylaw:

The proposed parcel generally conforms to the Country Residential (CR) district guidelines and no other changes are proposed.

Technical Review

Access:

Both the proposed parcel and the remainder have existing approaches off Range Road 224.

Water & Sanitary Servicing:

The proposed parcel has an existing well and private sewage disposal system.

Municipal Reserve:

As per the *Municipal Government Act*, Municipal Reserve is not required on the subject parcel. As Section 663 states that a subdivision authority may not require the owner of a parcel of land subject to a proposed subdivision to provide reserve land or cash lieu if the subdivision is the first lot subdivided from a quarter section. The proposed subdivision is a first parcel out subdivision and will not be required to pay municipal reserve.

Circulation Comments

Adjacent landowners were circulated within 1 mile (or adjacent parcels if within Hamlet, when applicable) and no comments had been received at the time this report was written.

EXTERNAL AGENCIES	COMMENTS
AB Community Development	No comment.
AB Culture and Tourism	No comment.
AER	No comment.
AHS	No objection.
ATCO Gas	No objection.
ATCO Pipelines	No objection.
CPR	No comment.
Ember Resources	No comment.
Fortis Alberta	No easement is required.
Telus Network	No comment.
WID	No comment.
INTERNAL DEPARTMENTS	
Agricultural/Environmental Services	No comments
Economic Development Services	No concerns
Emergency Services	No comment
Development Services	No comment
Protective Services	No comment
Transportation & Infrastructure Services	No comment

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.

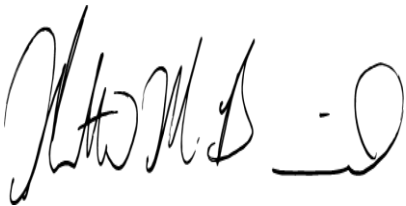
Report Approval Details

Document Title:	SD2020-014.docx
Attachments:	- SD2020-014 Maps.docx
Final Approval Date:	Aug 27, 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