

Wheatland County

Request for Decision

Regular Council Meeting

September 15, 2020

Report prepared by: Megan Williams



SD2019-010 Subdivision Extension

Recommendation from Administration

Resolution 1: That Council approve the subdivision time extension request for conditionally approved subdivision SD2019-010 for a period of twelve months, extending the expiry of the conditionally approved subdivision to October 1, 2021.

Resolution 2: That Council refund the applicant the \$250 subdivision extension application fee.

Chief Administrative Officer's Comments

N/A

Report

Division: Division 5

On August 13th, 2019 the Municipal Planning Commission granted conditional approval to subdivision application SD2019-010 to subdivide one +/-10-acre parcel from the titled area. On May 5th, 2020 a blanket extension was granted to conditionally approved subdivisions that would've expired prior to October 1st and extended their deadlines to October 1st, 2020.

Due to the service disruptions and economic downturn stemming from COVID-19, the applicant has requested a one-year time extension to their conditionally approved subdivision. They are also requesting a refund of the subdivision extension application fee. All of the conditions are outstanding:

- 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.
- 3) 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 as stated in the appraisal report provided by Weleschuk Associates Ltd. dated May 18, 2019. The amount of cash-in-lieu of Municipal Reserve owing to Wheatland County will be determined based on the final plan of survey. **The MR payment is estimated to be \$6,100.**
- 4) 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.
- 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 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.

- 7) 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.
- 8) The Owner is to comply with the Level I Model Process Document, provided by D&S Enterprises Wastewater Design and dated April 19, 2019.

Relevant Policies, Practices, and Legislation

Municipal Government Act

Subdivision and Development Regulations

Alignment with the Strategic Plan

N/A

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

N/A

Organizational

N/A

Financial

N/A

Environmental, Staff, and Public Safety

N/A

Follow-up Action / Communications

Staff will notify the applicant of Council's decision and if approved will continue working with them to meet their conditions.

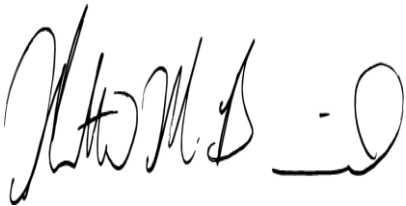
Report Approval Details

Document Title:	SD2019-010 Subdivision Extension.docx
Attachments:	- SD2019-010 Location Map.pdf
Final Approval Date:	Sep 8, 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 fluid and cursive.

Sherry Baers

A handwritten signature in black ink, appearing to read "Matthew Boscarol". The script is cursive and somewhat stylized.

Matthew Boscarol

A handwritten signature in black ink, appearing to read "Brian Henderson". The script is cursive and bold.

Brian Henderson