



WHEATLAND COUNTY

Where There's Room to Grow

Request for Decision

December 10, 2019

Resolution No. _____

Date Prepared December 2, 2019

Subject

Decision-making topic title

SD2019-001- Subdivision to create a new title of +/-1.28 acres for a cemetery.

SE16-26-21-W4M Adjacent to Township Road 262, and 10 km Southeast of the Hamlet of Rosebud

Recommendation

Clear resolution answering – what/who/how/when

RECOMMENDATION: Staff recommends that the Municipal Planning Commission choose Option #1 to approve Subdivision Application SD2019-001 with the conditions noted in Appendix A of the Planning Report.

GM Comments

Any additional comments regarding the reason for the recommendation

RECOMMENDATION

Report/Document: Attached ☒ Available ☐ None ☐

Key Issue(s) / Concepts Defined

Define the topic, reference background material and state question to be answered

The purpose of this application is to subdivide a +/- 1.28-acre parcel from a +/- 160 acre parcel located with SE-16-26-21-W4M. The +/-1.28 acre parcel was redesignated from Agricultural General to Community Service by Council on December 18, 2018 (LU-2018-09) to accommodate a future cemetery. The remaining lands within the quarter section are zoned as a Direct Control (DC-15) District.

The subdivision application was presented to the Municipal Planning Commission (MPC) at the May 14th MPC meeting (see Attachment B – original subdivision report). Alberta Health Services (AHS) raised concerns about the high-water table depth with the future use of a cemetery and requested a technical report to confirm that there is no high groundwater table (seasonal or otherwise) within 1 meter of the proposed grave depth. The information had not been received at the time of the MPC meeting; therefore, MPC made the motion to defer a decision on the subdivision application until the groundwater report was completed. The applicant submitted the following reports in response to AHS's request:

- 1) Installation and Monitoring of Temporary Groundwater Monitoring Standpipe, within the SE 16-2-26-21-W4M, prepared by JASA Engineering Inc., May 29, 2019.
- 2) As-Built Site Plan – of areas around existing slough at Midwest Colony within the SE 16-2-26-21-W4M, from JASA Engineering Inc., June 17, 2019.
- 3) Midwest Colony – Proposed Cemetery Site – Ground Water Monitoring within the SE 16-2-26-21-W4M, JASA Engineering Inc., June 11, 2019.

AHS reviewed the reports and was satisfied that a 1-meter distance from the proposed grave depth to the high groundwater table level can be achieved.

Relevant Policy / Practices / Legislation

Cite existing policies, practices and/or legislation

SSRP - Implementation plans for Agriculture

RGMS - Section 4.2 for Community Development, Agriculture

MDP - Sections 3.1 and 3.11

LUB - Section 9.10 Community Service

Strategic Relevance

Reference to goals or priorities of current work program

N/A

Response Options and Desired Outcome(s)

Main result, along with highlighted requisites and benefits

The following are two (2) possible options for MPC's consideration:

Option #1: Subdivision Application SD2019-001 be **approved** with the conditions noted in Appendix A based on the following:

- That with the stated conditions of approval, the Subdivision Authority has determined that the proposed subdivision complies with the County's Land Use Bylaw rules and regulations and the Municipal Development Plan policies.
- The Subdivision Authority is satisfied that the proposed subdivision, with the stated conditions, is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation of the MGA.

Option #2: Subdivision Application SD2019-001 be **refused**.

Staff recommends **Option #1 – Approval** for the following reasons:

- The proposed application largely aligns with the objectives and policies of the MDP for Agriculture, Private Utilities, and Residential Development;
- The proposed application aligns with the rules and regulations of the LUB for Section 9.1 Agricultural General (AG) District;
- Staff has no concerns with the servicing and access for this proposed subdivision;
- The statutory and guiding document align with the SSRP for agricultural preservation and efficient use of land, which is reflected in the proposed subdivision.

IMPLICATIONS OF RECOMMENDATION

General

Consequences to community, overall organization and/or other agencies

Alberta Health Services (AHS) would like to make the following comments for your consideration:

1. The assessments provided to calculate high groundwater table levels within the proposed cemetery site, has shown that a 1-meter distance, from the proposed grave depths, can be achieved.
2. AHS recommends, in order to maintain the recommended 30 meter setback from the 100 year high water perimeter of the identified water body, that the man made land bridge located at the East end of the slough be either completely removed or at a minimum, reduced to the level of the currently installed culvert height.
3. If there is any evidence of contamination, or other issues of public health concern identified at any phase of development or during operations, AHS wishes to be immediately notified.

Organizational

Policy change or staff workload requirements

N/A

Financial

Current and/or future budget impact

N/A

Environmental, Staff and Public Safety

Consequences for the environment, consideration of effects on the safety of staff and the public

N/A

Follow-up Action / Communications

Timelines, decision-making milestones and key products

Inform the applicant and landowner of MPC's decision.

Submitted
by:



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Planner 1

Reviewed
by:



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