



# 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

SD2019-021- Subdivision to create a new +/-13.96-acre parcel for a proposed private dwelling and shop.

SW-27-25-22-W4M Adjacent to Range Rd. 254, and 4.5 km north of the Village of Standard.

### Recommendation

Clear resolution answering – what/who/how/when

**RECOMMENDATION: Staff recommends that the Municipal Planning Commission choose Option #1 to approve Subdivision Application SD2019-021 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

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### 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 +/- 13.96 acres from the parent parcel. The proposed parcel currently contains no structures but there are plans for a private dwelling and shop. The proposed parcel is serviced by a private well and there is a plan to install a private sewage disposal system.

### Relevant Policy / Practices / Legislation

Cite existing policies, practices and/or legislation

SSRP - Implementation plans for Agriculture

RGMS - Section 4.2 for Community Development, Agriculture

County of Newell/Wheatland County IDP- 4.1 General Land Use

MDP - Sections 3.1 and 3.11

LUB - Section 9.1 Agricultural General District

**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 SD2019-021 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 SD2019-021 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

N/A

**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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Reviewed  
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