



PLANNING REPORT

Municipal Planning Commission
December 10, 2019

FILE No: SD2019-021

PROPOSAL: Subdivide one +/- 13.46 acre parcel from the titled area.

LOCATION: Adjacent to Range Township Road 254, approximately 4.5 km (2.8 mi) north of the Village of Standard.

LEGAL DESCRIPTION: SW-27-25-22-W4M

TITLE AREA: +/- 159.36 ac

EXISTING LAND USE: Agricultural General (AG)

NUMBER OF PROPOSED PARCELS: 1

Background:

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.

MUNICIPAL POLICY REVIEW

Calgary Metropolitan Regional Plan (CMRB)

The proposed subdivision is not within the CMRB plan area; therefore, no further action is required.

South Saskatchewan Regional Plan (SSRP)

The intent of the SSRP is to ensure that municipalities and communities within the region implement the documents strategic and implementation goals and plans. As such, Staff reviewed the relevant sections of the SSRP and compared them to the major guiding documents of the County, the MDP and RGMS, to confirm that policies and regulations align.

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. The proposed subdivision will limit fragmentation, and conversion of lands as the parcel will remain agricultural land with a proposed dwelling and garage.

Regional Growth Management Strategy (RGMS)

The RGMS provides long term guidance for development in the County in terms related to community development. As per Section 4.2 under the Agriculture policies and goals, the proposed subdivision is a first parcel out subdivision intended to be used for farming with a proposed dwelling and garage.

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 subdivision will remain in agricultural use with a proposed dwelling.

Under Section 3.11, the proposed subdivision contains a private water well with a proposed private sewage disposal system. This complies with policy 3.11.3 of the MDP, which states that a proposal containing fewer than six (6) lots per quarter section may be serviced by privately owned wells and Private sewage disposal systems

Land Use Bylaw

Section 9.1, The proposed subdivision will remain Agricultural General (AG), therefore there is no conflict with adjacent parcels. The subdivided parcel 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. The parcel will remain farmland with a proposed dwelling and garage,

TECHNICAL REVIEW

Access:

The proposed parcel has one existing approach located off of Range Road 223. The remainder lot will be accessed from one of the existing approaches located off of Range Road 223 and Township Road 254.

Water & Sanitary Servicing:

The proposed parcel is serviced by a private well. There is a private sewage disposal system proposed on the parcel as well. The remainder parcel is serviced by a private well and septic field.

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

Circulation to Adjacent Landowners:

The proposal was circulated to all landowners within 1.0 miles of the subject lands. No letters were received in either support or objection to the application at the time this report was prepared.

EXTERNAL AGENCIES	COMMENTS
AB Community Development	No comments received
AB Culture	No comments received
AB Energy Regulator	No comments received
AB Environment & Parks	No comments received
AB Health Services	No comments received
AB Transportation	No comments received
ATCO Electric	No comments received
ATCO Gas	No objections
ATCO Pipelines	No objections
AB Utilities Commission	No comments received
Canada Post	No comments received
Encana Corporation	No comments received
Fortis Alberta	No comments received
Golden Hills School Division	No comments received
Redeemer Catholic School Division	No comments received
Telus	No comments received
Western Irrigation District	No objections
INTERNAL DEPARTMENTS	
Agricultural Services	No concerns
Emergency Services	No concerns
Development Services	"Please ensure the property lines are compatible with the recent DP for the RTM and the septic and well."
Protective Services	No concerns
Transportation & Infrastructure Services	"Road widening, road acquisition and approaches. Not further comments".

RECOMMENDATION:

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 generally aligns with the policies and objectives of the SSRP, IDP, MDP, RGMS and LUB.
- The proposed application aligns with the rules and regulations of the LUB.
- Staff has no concerns with the servicing and access for this proposed subdivision.

Respectfully submitted,

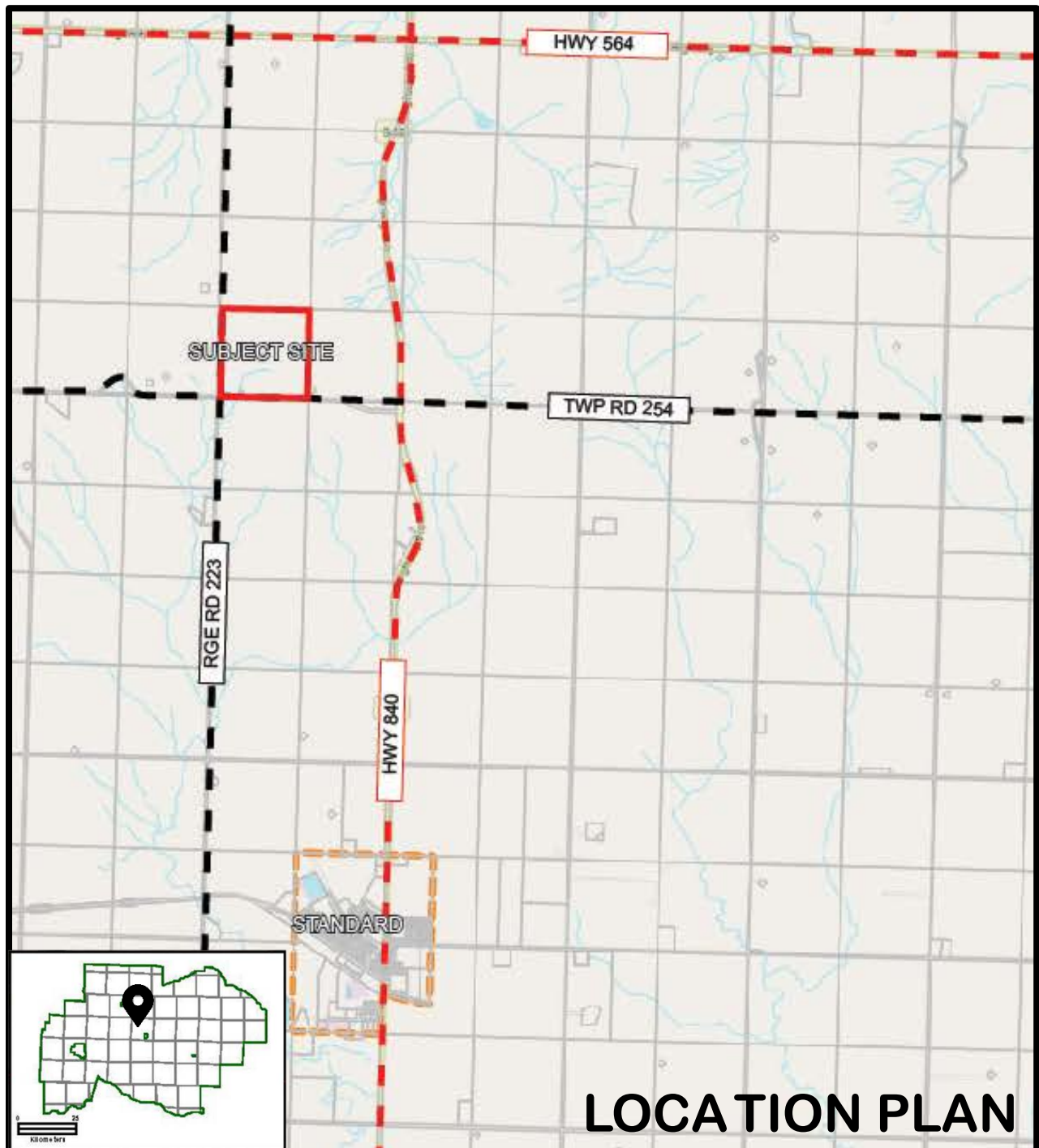



Graham Allison, Planner 1
Wheatland County

Appendix A

Proposed Conditions for Approval:

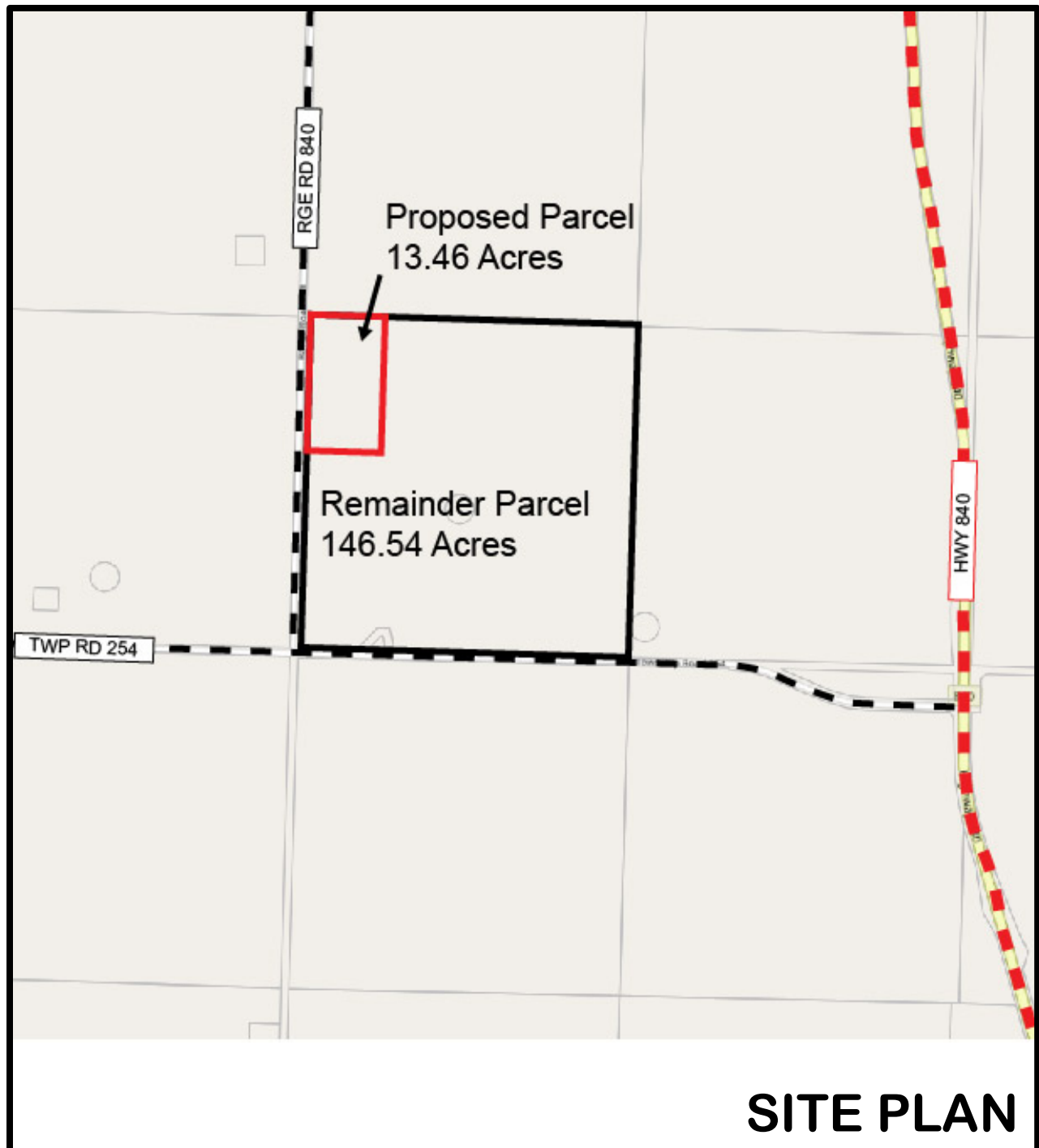
- 1) Subdivision to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding taxes up to and including the year in which the subdivision is to be registered shall be paid to the municipality.
- 3) 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.
- 4) The Owner is 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.
- 5) The Owner is 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.
- 6) The Owner is to enter into a *Road Acquisition Agreement*, which shall be registered by caveat concurrently with the final plan against the title(s) being created.



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Date: 12/10/2019

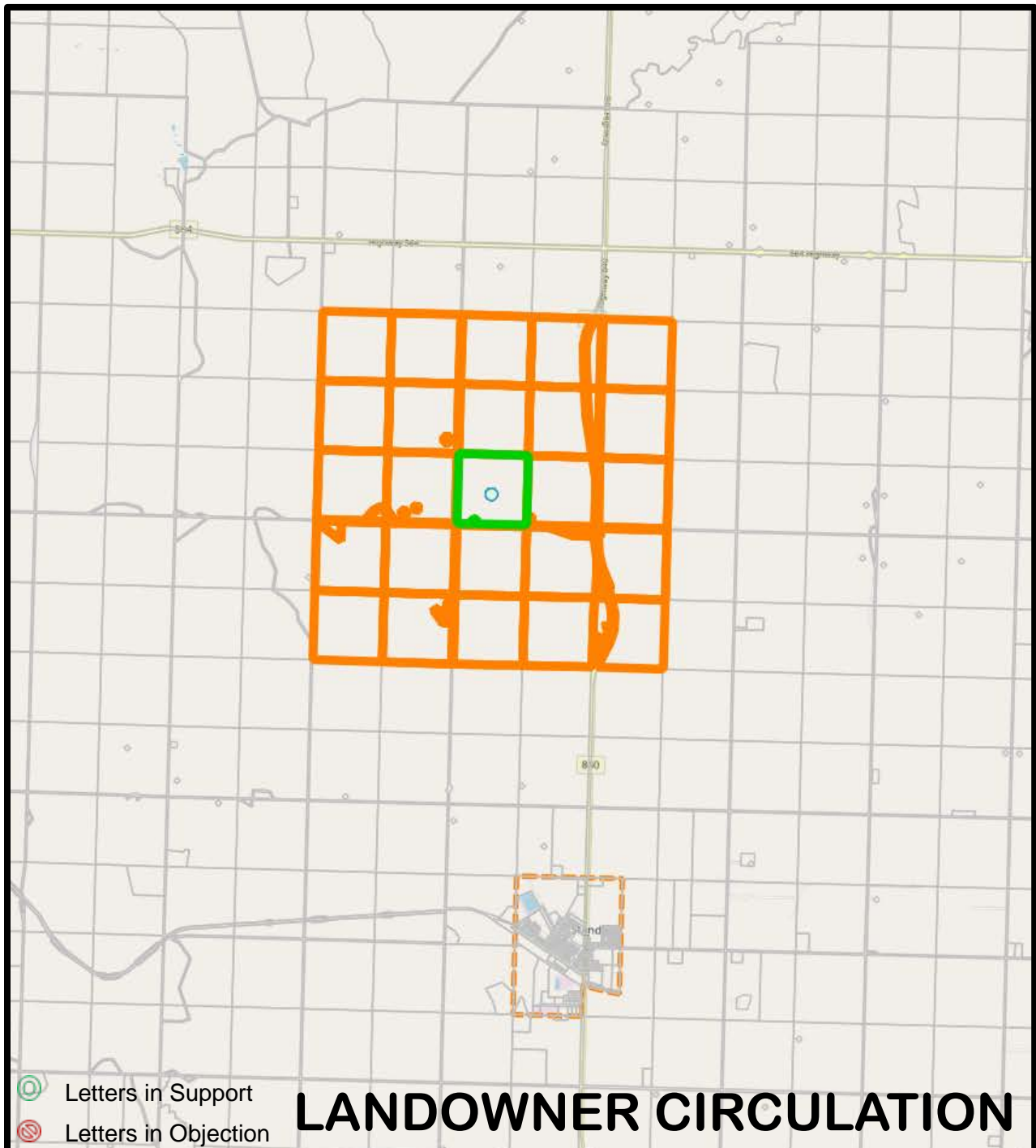
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