



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

SD2019-022 - Subdivision to create a new title of +/-3.63 acres containing a private dwelling, garage, shop and a small barn.

SW-14-27-20-W4M Adjacent to Highway 569, approximately 16 kilometers east 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 SD2019-022 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 subdivision application proposal is to subdivide a +/-3.63 acre within SW-14-27-20-W4M from the 151.83-acre parent parcel. The subject lands are located at the intersection of Highway 569 and Range Road 202, The proposed +/- 3.63-acre parcel will be accessed from an existing approach off Highway 569, while the parent or remainder parcel will be accessed from an existing approach off Range Road 202. The proposed parcel contains a single-family dwelling, garage, shop, a small barn, and a shed and is serviced and is serviced by a private well and 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 9.3 Country Residential 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 SD2019-022 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 SD2019-022 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:



Graham Allison
Planner 1

Reviewed
by:



Sherry Baers
Manager of Planning & Safety
Codes Services



Matthew Boscaroli, MES, MCIP, RPP
General Manager of Community &
Development Services