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## PLANNING REPORT

Municipal Planning Commission  
December 10<sup>th</sup>, 2019

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**FILE No:** SD2019-22

**DIVISION #:** 7

**PROPOSAL:** To subdivide SW-14-27-20-W4M in order to create two titled parcels.

**LOCATION:** Approximately 16 kilometers east of the Hamlet of Rosebud.

**LEGAL DESCRIPTION:** SW-14-27-20 W4M

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**TITLE AREA:** +/-151.83 Acres

**EXISTING LAND USE:** Agricultural General (AG) District

**NUMBER OF PROPOSED PARCELS:** 1

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### Background:

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.

### MUNICIPAL POLICY REVIEW

#### Interim Regional Evaluation Framework:

The proposed subdivision is not within the Calgary Metropolitan Regional Board plan area.

#### South Saskatchewan Regional Plan (SSRP):

This proposal aligns with the SSRP. It is maintaining the agricultural land base by not fragmenting or developing cultivated land. The proposed parcel contains several farm buildings that support agriculture as well as an existing dwelling.

#### Regional Growth Management Strategy (RGMS):

The proposal aligns with the RGMS. It is maintaining the agricultural land base. The proposed parcel contains an existing dwelling along with farm buildings.



### **Municipal Development Plan (MDP):**

The proposal aligns with the MDP. It supports the Agricultural section's objectives and policies through maintaining the agricultural land use.

### **Land Use Bylaw:**

The proposed parcel was redesignated from an Agricultural General (AG) district to a Country Residential (CR) in August 2019 to support this subdivision. The parcel generally conforms to the CR district guidelines and no other changes are proposed.

### **TECHNICAL REVIEW**

#### **Access:**

Both the proposed parcel and the remainder have existing approaches. The proposed parcel has an approach off Highway 569, while the remainder parcel has an existing approach off Range Road 202.

#### **Water & Sanitary Servicing:**

The proposed parcel has an existing well, septic tank, and tile field. The remainder parcel is not serviced.

#### **Municipal Reserve:**

According to Section 663 (b) of the *Municipal Government Act*, the proposed parcel is required to provide Municipal Reserve (MR). In accordance with Wheatland County policy, MR will be taken as cash-in-lieu for this proposed subdivision as a condition of subdivision. An appraisal report, dated November 11, 2019, was completed by I. Weleshuck. It was determined that the land value was \$3,540.00 per acre. Based on the proposed subdivision of +/- 3.63 acres, \$1,285.00 will be required as MR cash-in-lieu as a condition of subdivision approval. The final amount will be determined based on the final plan of survey submitted to the County.

### **CIRCULATION COMMENTS**

#### **Circulation to Adjacent Landowners:**

At the time of writing this report, no comments were received by adjacent landowners.

| EXTERNAL AGENCIES        | COMMENTS  |
|--------------------------|---|
| AB Community Development | No comment.   |
| AB Culture and Tourism   | No comment.   |
| AER                      | No comment.   |
| AHS                      | I would like to confirm that Alberta Health Services, Environmental Public Health has received and reviewed the above-noted application. Provided that water and wastewater systems are within their proposed property boundaries, we do not have any concerns. |



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|--|--------------------------|
| ATCO Gas                                 | No objection.            |
| ATCO Pipelines                           | No objection.            |
| CPR                                      | No comment.              |
| Ember Resources                          | No comment.              |
| Fortis Alberta                           | No easement is required. |
| Telus Network                            | No comment.              |
| WID                                      | No comment.              |
| <b>INTERNAL DEPARTMENTS</b>              |                          |
| Agricultural/Environmental Services      | No comments.             |
| Economic Development Services            | No concerns.             |
| Emergency Services                       | No comment.              |
| Development Services                     | No comment.              |
| Protective Services                      | No comment.              |
| Transportation & Infrastructure Services | No comment.              |

#### RECOMMENDATION:

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 subdivision generally aligns with the policies and objectives of the MDP, RGMS, and SSRP.
- The proposed subdivision aligns with the rules and regulations of the LUB.

Respectfully submitted,

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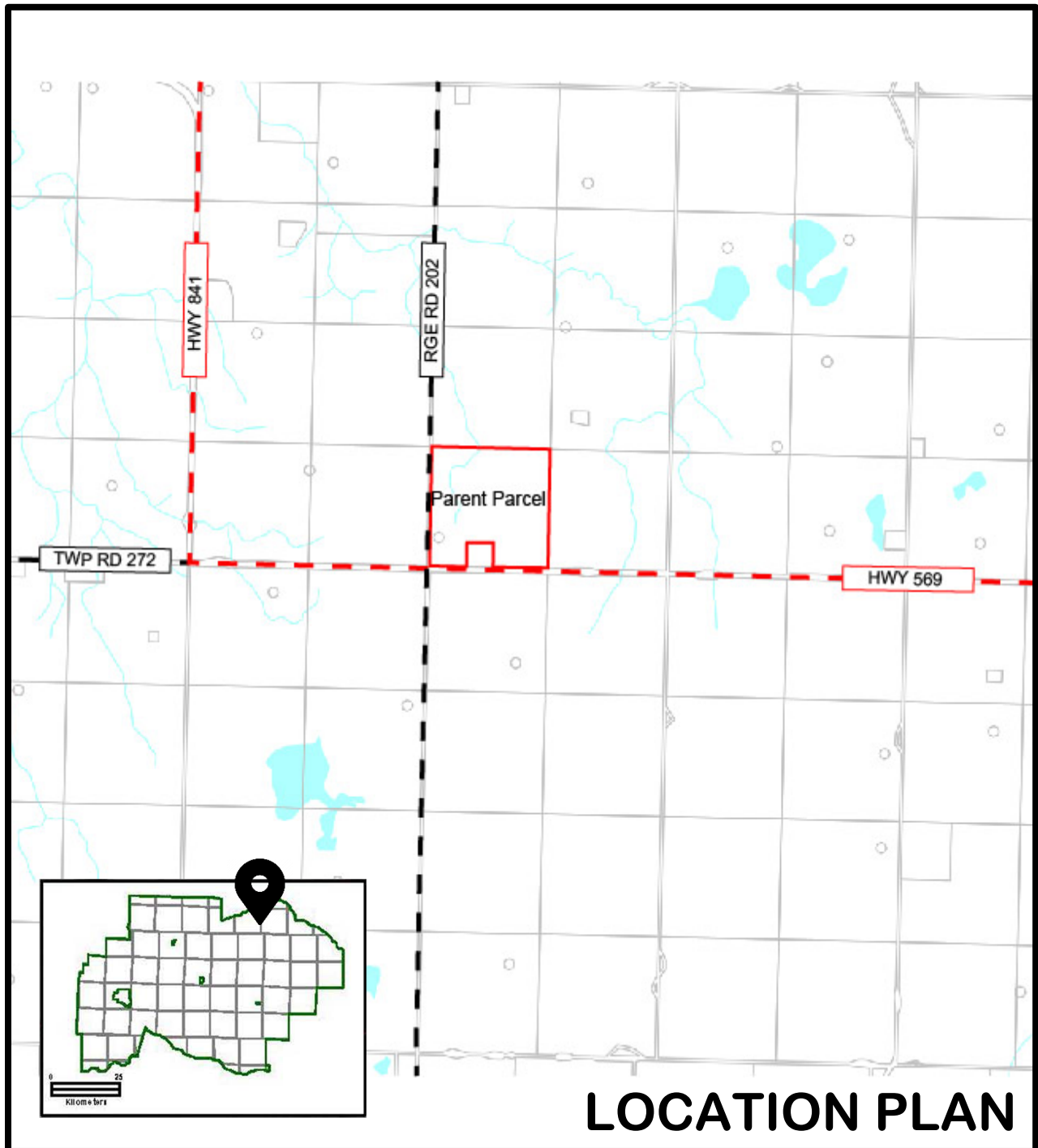
Graham Allison  
Planner I



## Appendix A

### Proposed Conditions for Approval:

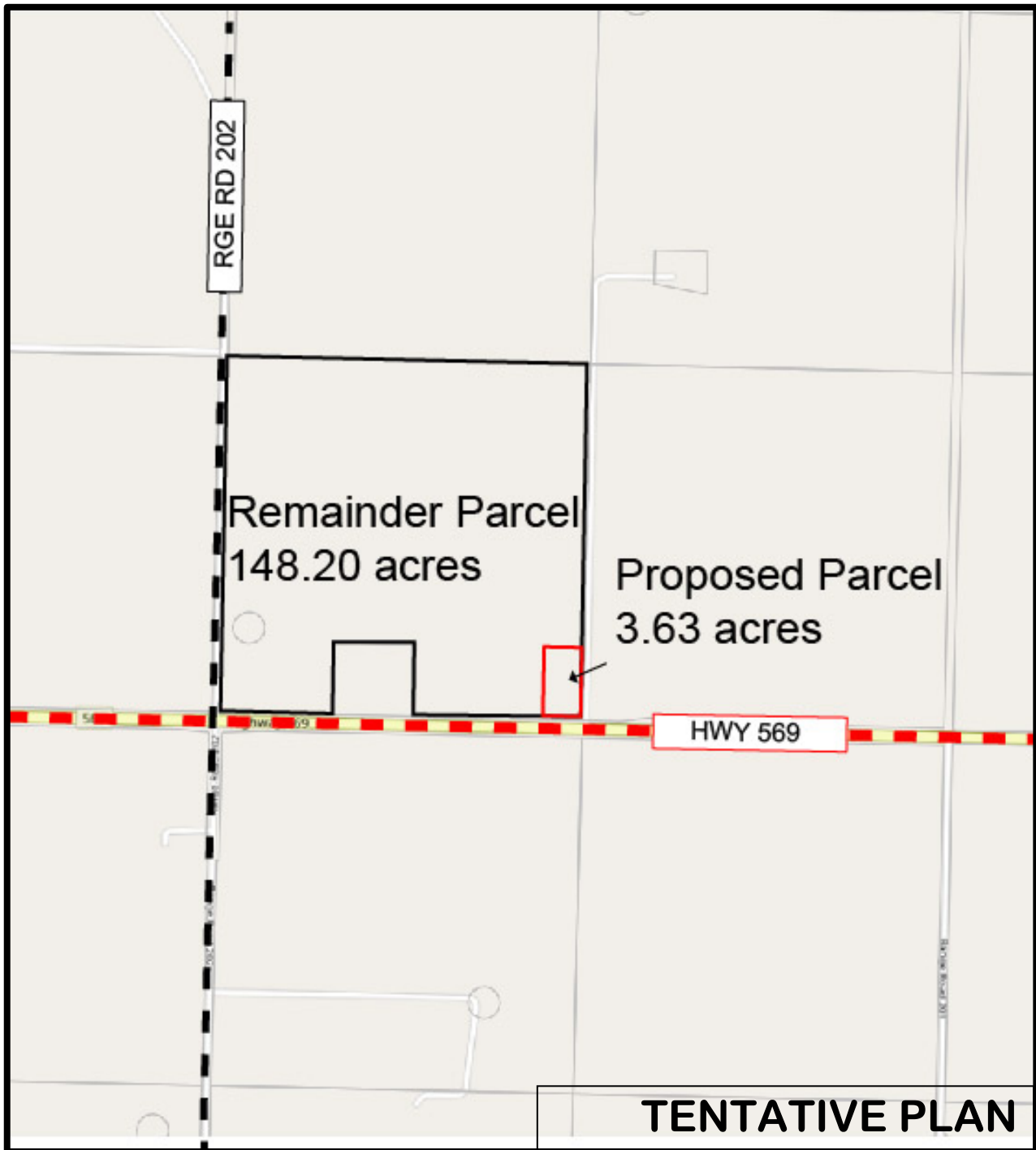
- 1) Subdivision to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding taxes up to and including the year in which the subdivision is to be registered shall be paid to the municipality.
- 3) 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 of \$3,540.00 as stated in the appraisal prepared by I. Weleschuk (November 11, 2019) on the entire parcel totaling +/-3.63 acres. The amount of cash-in-lieu of Municipal reserve owing to Wheatland County will be approximately \$1,285.00. The exact amount will be determined based on the final plan of survey.
- 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.  
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.
- 5) 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.
- 6) 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.



SW-14-27-20-W4M

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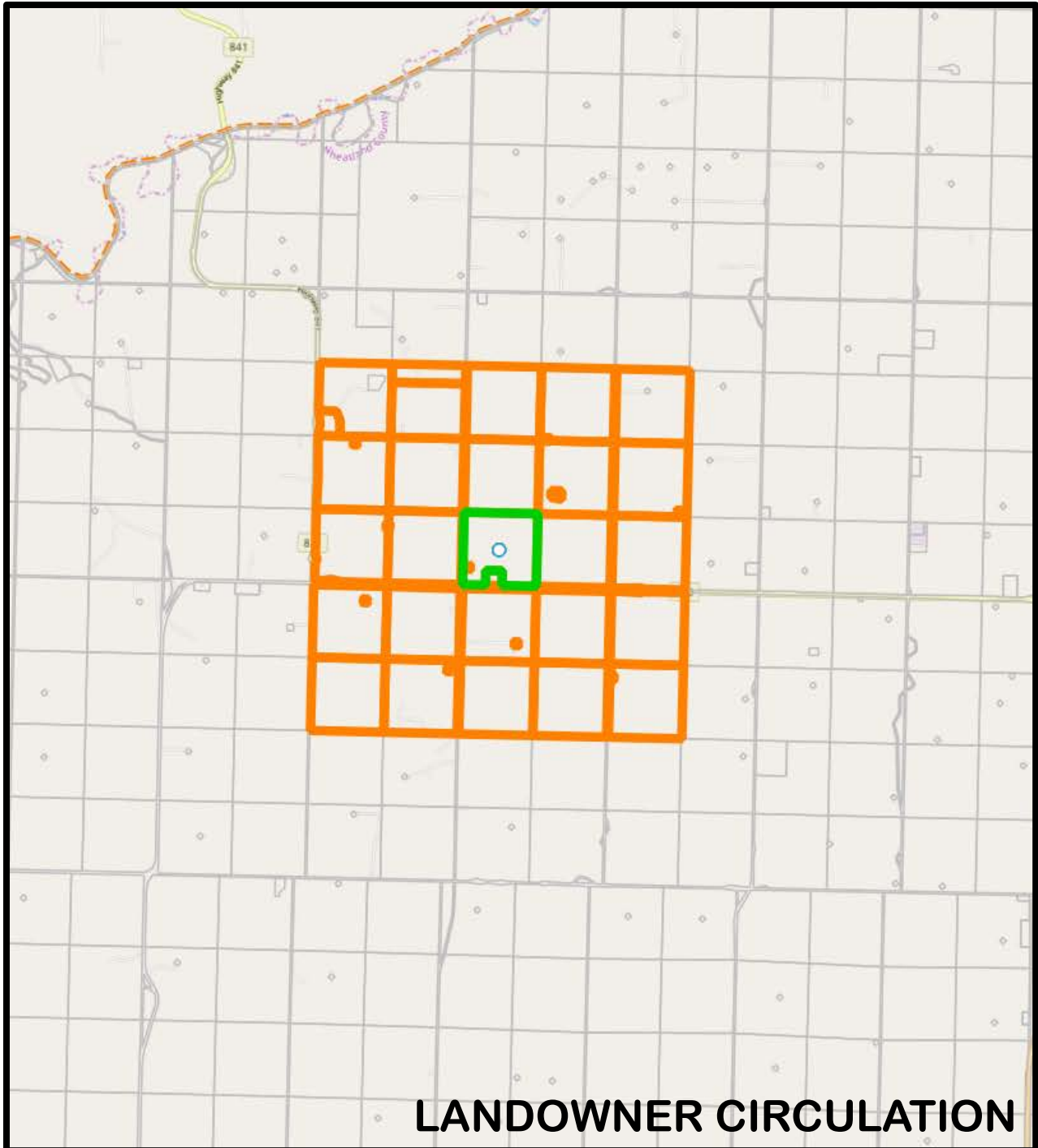
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