



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

SD2019-023 To subdivide a +/-10-acre parcel within SE-33-24-23-W4M from the 160-acre parent parcel.

SE-33-24-23-4 Adjacent to Range Rd. 233, and 12 km west 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 SD2019-023 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 +/-10-acre parcel within SE-33-24-23-W4M from the 160-acre parent parcel. The proposed parcel contains a private dwelling and shop and is serviced by a private well and private septic system. The proposed parcel can be accessed via an existing approach off Range Road 233 near the southern boundary, while the remainder parcel can be accessed by a second approach located to the north off Range Road 233.

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 9.1 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 SD2019-023 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 SD2019-023 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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