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## PLANNING REPORT

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

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**FILE No:** SD2019-23

**DIVISION #:** 2

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

**LOCATION:** Approximately 12 kilometers west of the Village of Standard

**LEGAL DESCRIPTION:** SE-33-24-23-W4M

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**TITLE AREA:** +/-160 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 +/-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 septic field. The proposed parcel can be accessed via an existing approach off Range Road 233 while the remainder parcel can be accessed by a second approach also off Range Road 233 to the north.

### **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 a dwelling and a shop and there are no proposed developments on the parcel

#### **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 and remainder parcel are designated as and will remain Agricultural General (AG) Districts. Both parcels generally conform the AG district guidelines.

**TECHNICAL REVIEW**

**Access:**

Both the proposed parcel and the remainder have existing approaches off of Range Road 233.

**Water & Sanitary Servicing:**

The proposed parcel has an existing well, and private sewage disposal system, while the remainder parcel contains no development or servicing.

**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:**

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 waste water systems are within their proposed property boundaries, we do not have any concerns.
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 SD2019-023 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 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,



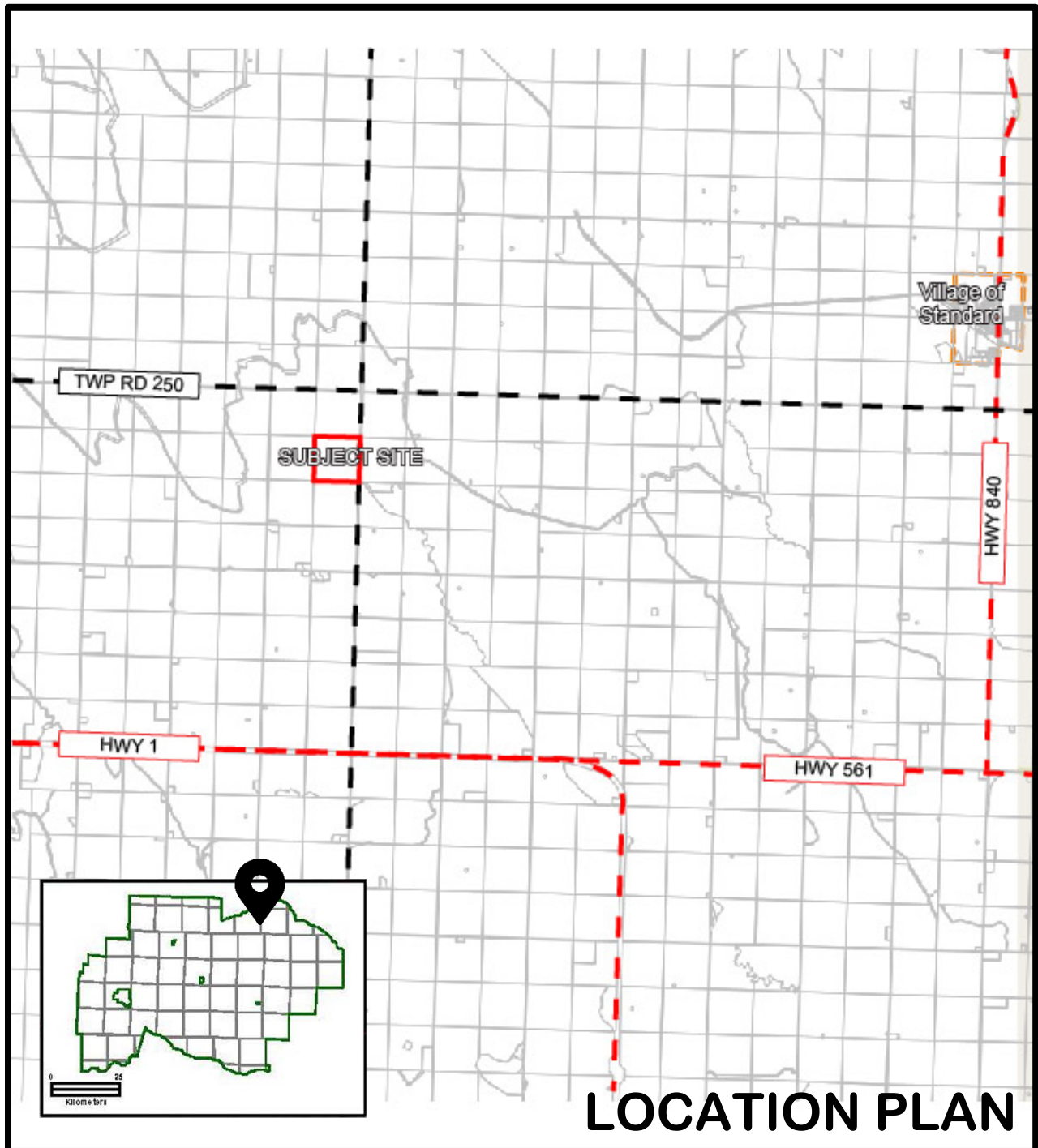
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Graham Allison  
Planner I

## Appendix A

### Proposed Conditions for Approval:

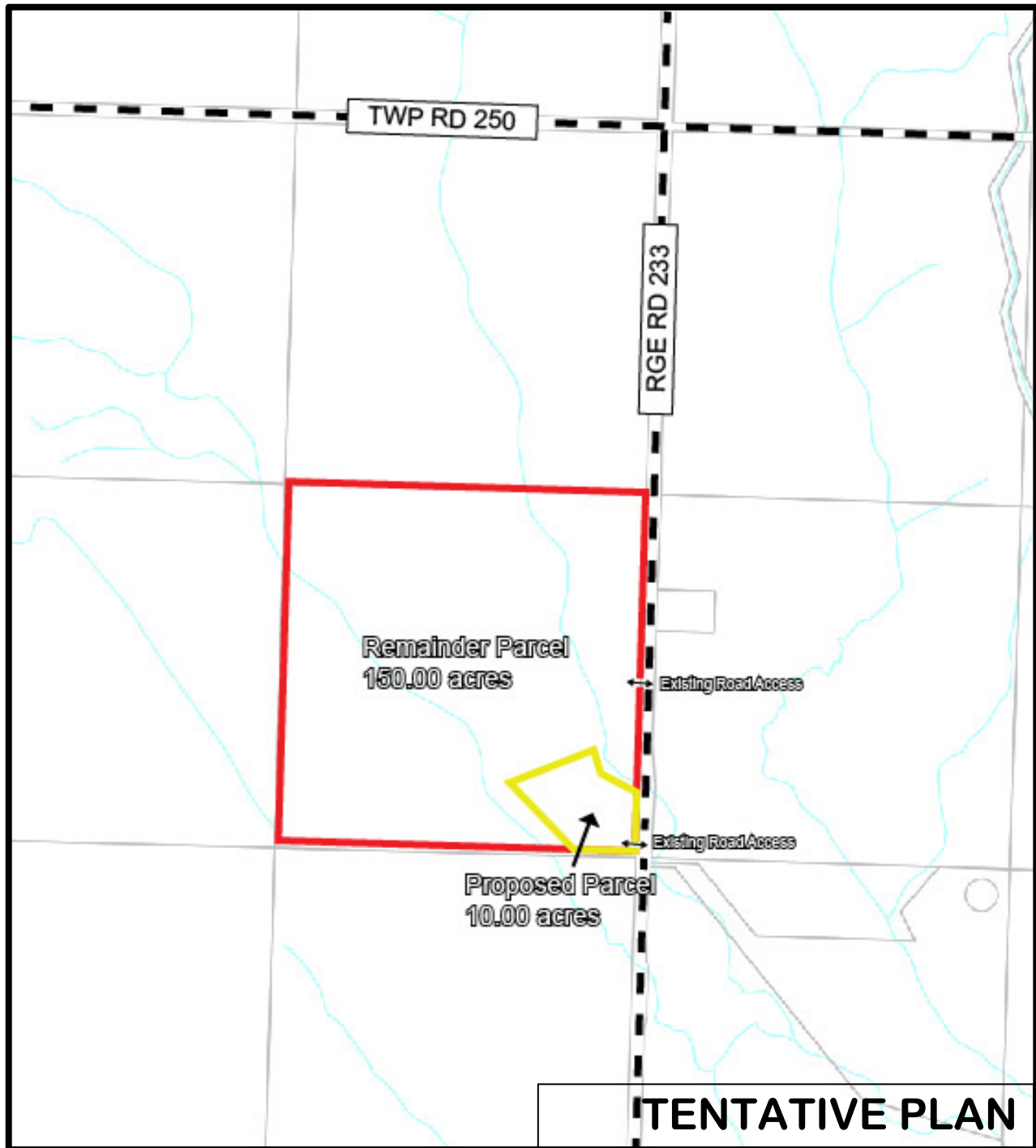
- 1) Subdivision to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding taxes up to and including the year in which the subdivision is to be registered shall be paid to the municipality.
- 3) 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.
- 4) 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.
- 5) 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

Date: December 10, 2019

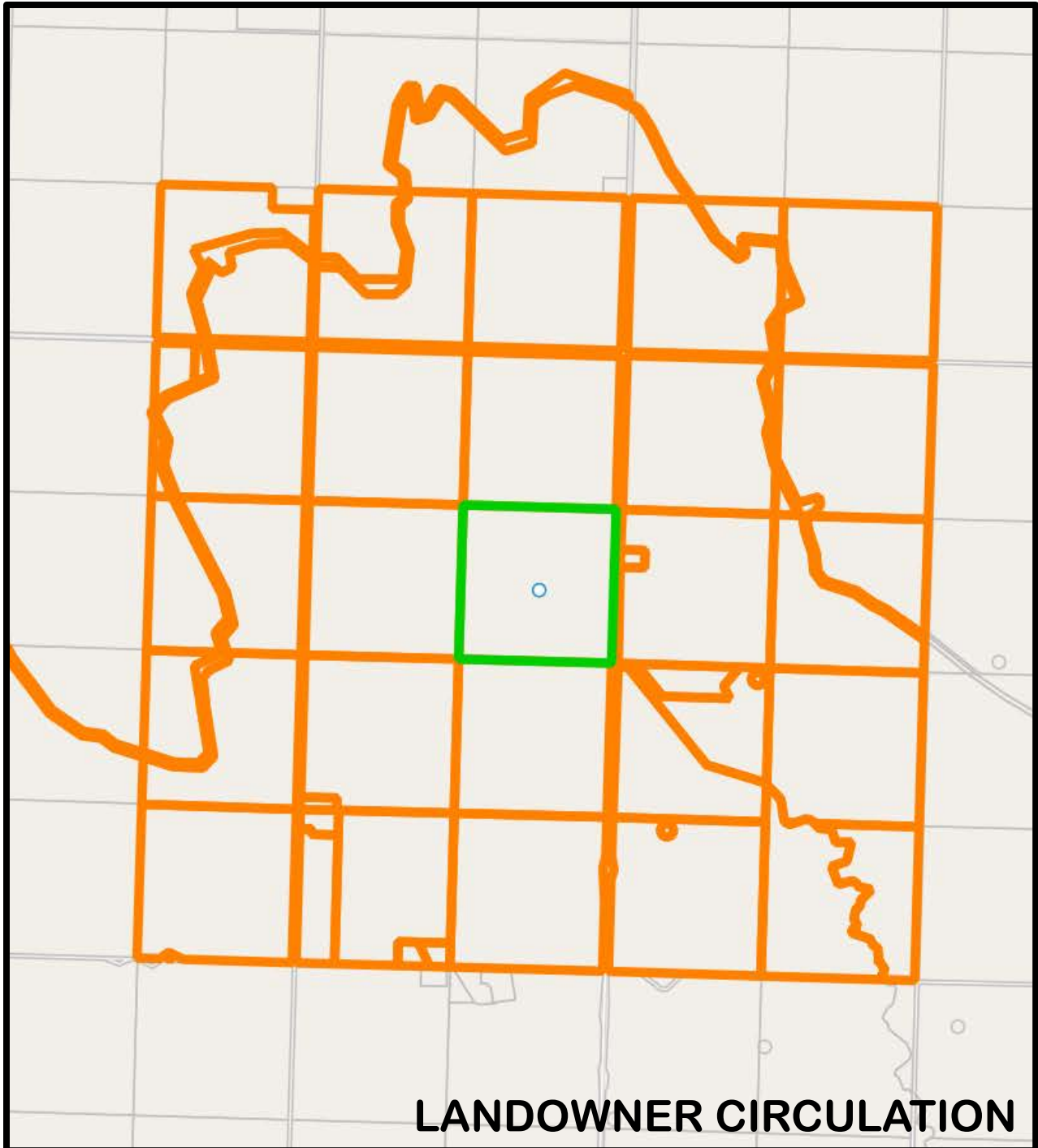
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