



WHEATLAND COUNTY

Where There's Room to Grow

Request for Decision

March 10, 2020

Resolution No. _____

Date Prepared February 25, 2020

Subject

Decision-making topic title

SD2020-002 to subdivide a +/- 10 acre parcel within SE-18-26-18-W4M

Recommendation

Clear resolution answering – what/who/how/when

RECOMMENDATION: Staff recommends that the Municipal Planning Commission choose Option #1 to approve Subdivision application SD2020-002 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 purpose of this application is to subdivide +/-10.00 acres from an undivided +/-160 acre quarter section. An existing dwelling serviced by a private well and private sewage disposal system will be located within the proposed +/- 10 acre parcel. The remainder parcel is a farming operation that contains a private dwelling, as well as several farm buildings and grain bins. The remainder parcel can be accessed by existing approach off of Township Road 262.

The proposed subdivision is located directly adjacent to Township Road 262. As a condition of subdivision, the County is requesting that an approach be constructed to access the new parcel. The applicant has expressed concerns regarding the grade and visibility of potential new access off of Township Road 262 and has requested that MPC consider including an access easement agreement registered on both parcels as a condition of subdivision, so that the proposed parcel can use the existing approach with the remainder parcel.

Relevant Policy / Practices / Legislation

Cite existing policies, practices and/or legislation

Section 5 of the SSRP
Section 4.2 of the RGMS
Section 3.1 of the MDP
Section 9.1 of the LUB

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

Option #1: Subdivision Application SD2020-002 be **approved** with the tentative plan and 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 SD2020-002 be **approved** with the tentative plan and conditions noted in **Appendix B** 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 #3: Subdivision Application SD2020-002 be **refused**.

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

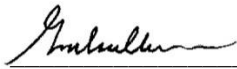
N/A

Follow-up Action / Communications

Timelines, decision-making milestones and key products

Inform the applicant of MPC's Decision.

Submitted
by:



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Planner 1

Reviewed
by:



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