



WHEATLAND COUNTY

Where There's Room to Grow

Request for Decision

March 10, 2020

Resolution No. _____

Date Prepared February 21, 2020

Subject

Decision-making topic title

SD2020-003 to subdivide a +/- 10 acre parcel within SW-14-25-25-W4M from the 160 acre parent parcel.

Recommendation

Clear resolution answering – what/who/how/when

RECOMMENDATION: Staff recommends that the Municipal Planning Commission choose Option #1 to approve Subdivision application SD2020-003 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 the first parcel out of a quarter section (+/-160 acres) located within SW-14-25-25-W4M. The subject lands are at the intersection of Highway 817 and Township Road 252. The proposed parcel is approximately +/-10.00 acres of undeveloped land that is zoned Agricultural General (AG) District. The proposed parcel can be accessed from an existing approach off of Highway 817, while the remainder parcel has an access off of Township Road 252. Although the proposed parcel is undeveloped there are plans to construct a dwelling 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
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

Option #1: Subdivision Application SD2020-003 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 SD2020-003 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:



Graham Allison
Planner 1

Reviewed
by:



Sherry Baers
Manager of Planning & Safety
Codes Services



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