



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

SD2020-001 The purpose of this application is to subdivide a +/- 2.27 acre parcel and consolidate it with an existing 1.57 acre parcel.

Location: Adjacent to Highway 24 and the Hamlet of Cheadle

Recommendation

Clear resolution answering – what/who/how/when

RECOMMENDATION: Staff recommends that the Municipal Planning Commission choose Option #1 to approve Subdivision application SD2020-001 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 applicant redesignated +/-2.27 acres of land from Agricultural General to Country Residential to prepare for this subdivision application. The applicant is looking to consolidate the +/-2.27 acres of land with the existing adjacent 1.57 acre parcel to create a +/-3.84 acre parcel.

The proposed subdivision aligns with the relevant policies, strategies, and objectives of the South Saskatchewan Regional Plan, Regional Growth Management Strategy, Municipal Development Strategy, and Cheadle Area Structure Plan. It provides a transitional parcel between the agricultural development and the Hamlet, is adjacent to an identified growth node, diversifies the residential development, and would not cause any land use conflicts. The proposed subdivision aligns with the Cheadle Area Structure Plan which has designated the parent parcel for future residential development.

Access to the proposed and remainder parcels are from County roads. The proposed development doesn't require water or sanitary servicing; the existing development is serviced by an onsite water well and private septic system. Staff is recommending a deferred services agreement be a condition

of subdivision to ensure the development will tie into County water and wastewater servicing once it becomes available.

Municipal reserve is required for this subdivision. An appraisal was completed for the parcel and fair market value was determined to be \$9,000 an acre. As the existing 1.57 acre parcel has already had municipal reserve taken, municipal reserve can only be taken on +/-2.27 acres.

No comments or concerns were received from adjacent landowners, external agencies, nor internal departments.

Relevant Policy / Practices / Legislation

Cite existing policies, practices and/or legislation

MGA, RSA 2000, c M-26 s.663

SSRP Strategic Plan and Implementation Plan for Community Development

RGMS Section 4.3

MDP 3.6 Residential Development

Cheadle Area Structure Plan

Land Use Bylaw 2016-01

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 2020-001 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 SD2020-001 be **refused**.

Staff recommends **Option #1 – Approval** for the following reasons:

The Subdivision Application:

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

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

If approved, Staff will follow up with the applicant with the approved conditions and assist with the endorsement process where we can.

Submitted
by:



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Reviewed
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