



PLANNING REPORT

Municipal Planning Commission
March 10th, 2020

FILE NO: SD2020-001

DIVISION #: 4

PROPOSAL: 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

LEGAL DESCRIPTION: SW-2-24-26-W4M

TITLE AREA: 144.75 & 1.57 Acres

EXISTING LAND USE: Agricultural General and Country Residential

NUMBER OF PROPOSED PARCELS: No new parcels are being created. The subdivision and consolidation of the 1.57 acre parcel will result in a +/- 3.84 acre parcel.

Background:

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.

MUNICIPAL POLICY REVIEW

Interim Regional Growth Framework:

The subdivision falls within the Calgary Metropolitan Regional Board, as the application does not amend a statutory plan, a review by the Board was not required.

South Saskatchewan Regional Plan:

The proposed subdivision aligns with the South Saskatchewan Regional Plan (SSRP). The strategies in the Community Development section of the SSRP look to provide an appropriate mix of land uses, minimize potential conflict of land uses, limit the amount of agricultural fragmentation and minimize negative interactions between transportation corridors and land uses. This subdivision is providing enough land for the landowner to expand the existing country residential development; there have been no land use conflicts to date; and the parcel will be accessed from a County road and not the adjacent Provincial highway.

Regional Growth Management Strategy:

The proposed subdivision aligns with the Regional Growth Management Strategy (RGMS), which has designated Cheadle as a growth node. This subdivision will allow for future development, and is located within close proximity to Cheadle. The existing parcel utilizes the available infrastructure, and if Cheadle becomes serviced, it would be able to tie into those services as well.



In addition to being appropriately located, the proposed subdivision acts as a transitional parcel between the larger agricultural use and the smaller hamlet residential uses.

Municipal Development Plan:

In Section 3.6.1 the policies and objectives speak to diversifying the residential developments and of minimizing the encroachment of high density residential development on agricultural lands by providing a transitional parcel. The proposed subdivision directly supports those policies. The policies in Section 3.6.2 give preference to residential development within or adjacent to an existing urban area. The proposed subdivision is adjacent to Cheadle, supporting the policies in Section 3.6.2.

Cheadle Area Structure Plan:

This proposed subdivision aligns with the policies and objectives of the Cheadle ASP. The parent parcel has been designated for future residential development, by minimizing the amount of land removed for residential development, and allows farming activities to continue. It supports the Residential Development Section by providing a mix of housing types, and maintains the rural character by keeping the parcel to less than 5 acres.

Land Use Bylaw:

The +/- 2.27 acres was redesignated to Country Residential on December 17, 2019 in order to facilitate this subdivision and the proposed development. If the subdivision & consolidation are approved, the landowner will submit a development permit application for a garage.

Permitted	Discretionary
Accessory Building / Structure	Bed and Breakfast
Agricultural Operation ²	Dwelling, Accessory
Agricultural Processing - Minor	Dwelling, Temporary
Day Home	Equestrian Centre
Dwelling, Duplex	Farm Gate Sales
Dwelling, Manufactured	Kennel
Dwelling, Modular	Home-Based Business, Type 3
Dwelling, Moved On	Market Garden
Dwelling, Secondary Suite	Nursery
Dwelling, Semi-Detached	Show Home
Dwelling, Single Detached	Signs requiring a Development Permit [^]
Farm Building ²	Tower
Greenhouse, Private	
Home-Based Business, Type 2	
Shipping Container	
Signs not requiring a Development Permit ¹	
Solar Panel, Ground Mount ¹	
Solar Panel, Structure Mount ¹	
Stripping and Grading ¹	
WECS (micro) ¹	
WECS (Category 1) ¹	



TECHNICAL REVIEW

Access:

Access to the parcel will continue to be from Malone Ave. Access to the remainder parcel is from Township Road 240.

Water & Sanitary Servicing:

The proposed development for this site does not require water or sanitary servicing. The existing residential development is serviced by an onsite water well and septic system. Staff is recommending a deferred services caveat be registered on the parcel to ensure the dwelling will tie into municipal servicing when it becomes available.

Municipal Reserve:

As per the Municipal Government Act, Municipal Reserve is required for the proposed subdivision. Wheatland County's policy is to take cash-in-lieu as a condition of subdivision. Staff engaged an assessor to appraise the market value of the property, it was determined to be \$9,000/acre. The 1.57 acre parcel was subdivided in 2016, and municipal reserve was taken at that time. Therefore, the County can only take municipal reserve on the +/-2.27 acres. The amount owed will be \$2,043, the final amount will be determined on the final plan of survey.

CIRCULATION COMMENTS

No letters were received from adjacent landowners.

EXTERNAL AGENCIES	COMMENTS
AB Community Development	No concerns.
AB Culture	No concerns.
AER	No concerns.
WID	No objections.
AB Health Services	No concerns.
ATCO Gas	The existing/future gas lines on the subject property are protected by way of a Utility Right of Way agreement, registered as instrument #741 105 699. Therefore, ATCO Gas has no objection to the proposed subdivision.
ATCO Pipelines	No objections.
AB Transportation	The subdivision proposal does not meet Section 14 or 15 of the Regulation. The department anticipates minimal impact on the highway from this proposal. Additionally there is no direct access to the highway as well as sufficient local road access to the subdivision and adjacent lands. Therefore, pursuant to Section 16 of the Regulation, this department grants approval for the subdivision authority to grant a variance of Section 14 and 15 if they choose to do so.



Fortis	No easement is required.
Ovinitive Corp	No concerns.
INTERNAL DEPARTMENTS	
Agricultural/Environmental Services	No comments.
Emergency Services	No concerns.
Development Services	No concerns.
Protective Services	No concerns.
Transportation & Infrastructure Services	No concerns.

RECOMMENDATION:

The following are two (2) possible options for MPC's consideration:

Option #1: Subdivision Application SD2020-001 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 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,

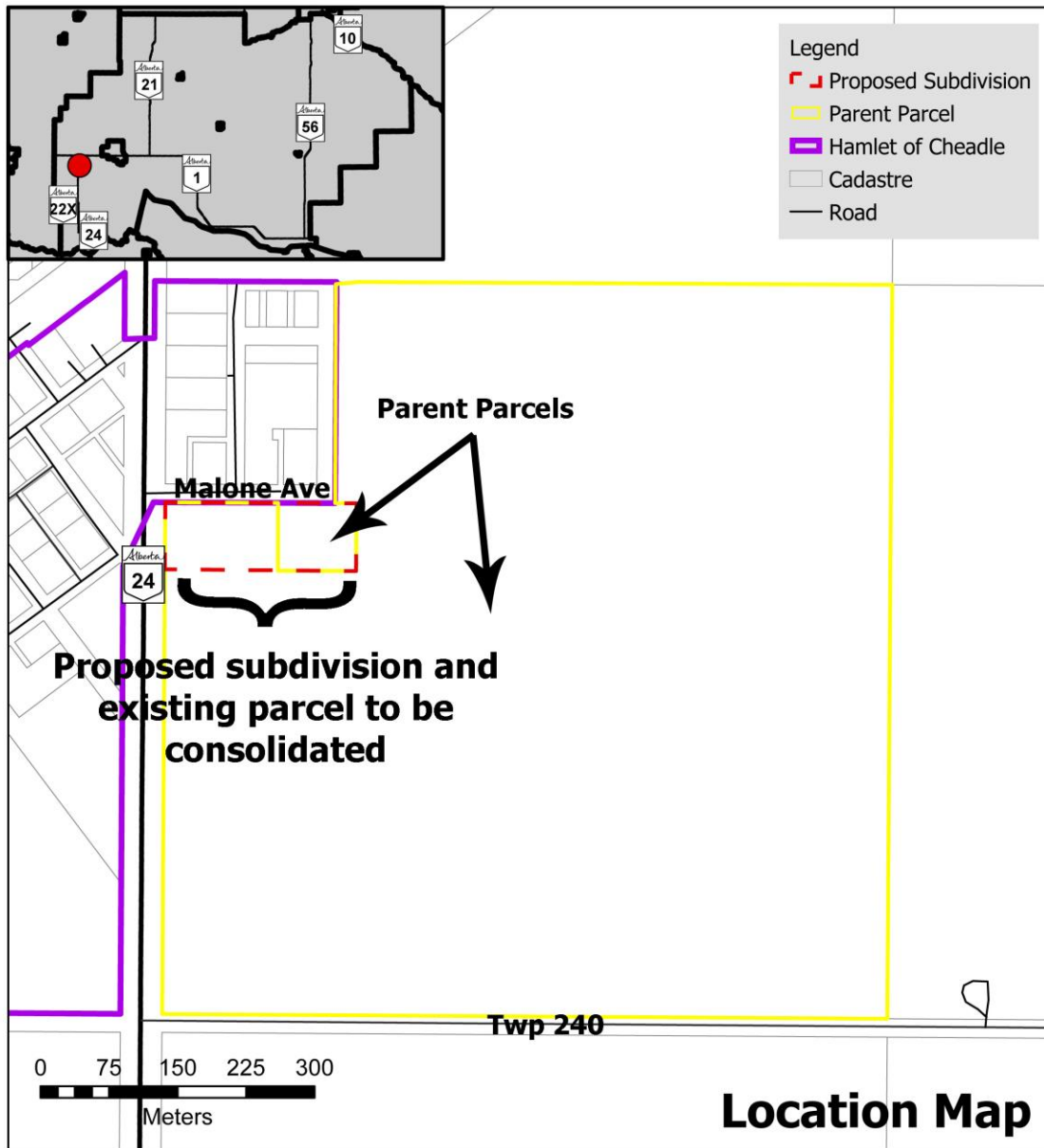
Megan Williams
Planner II

Appendix A



Proposed Conditions for Approval:

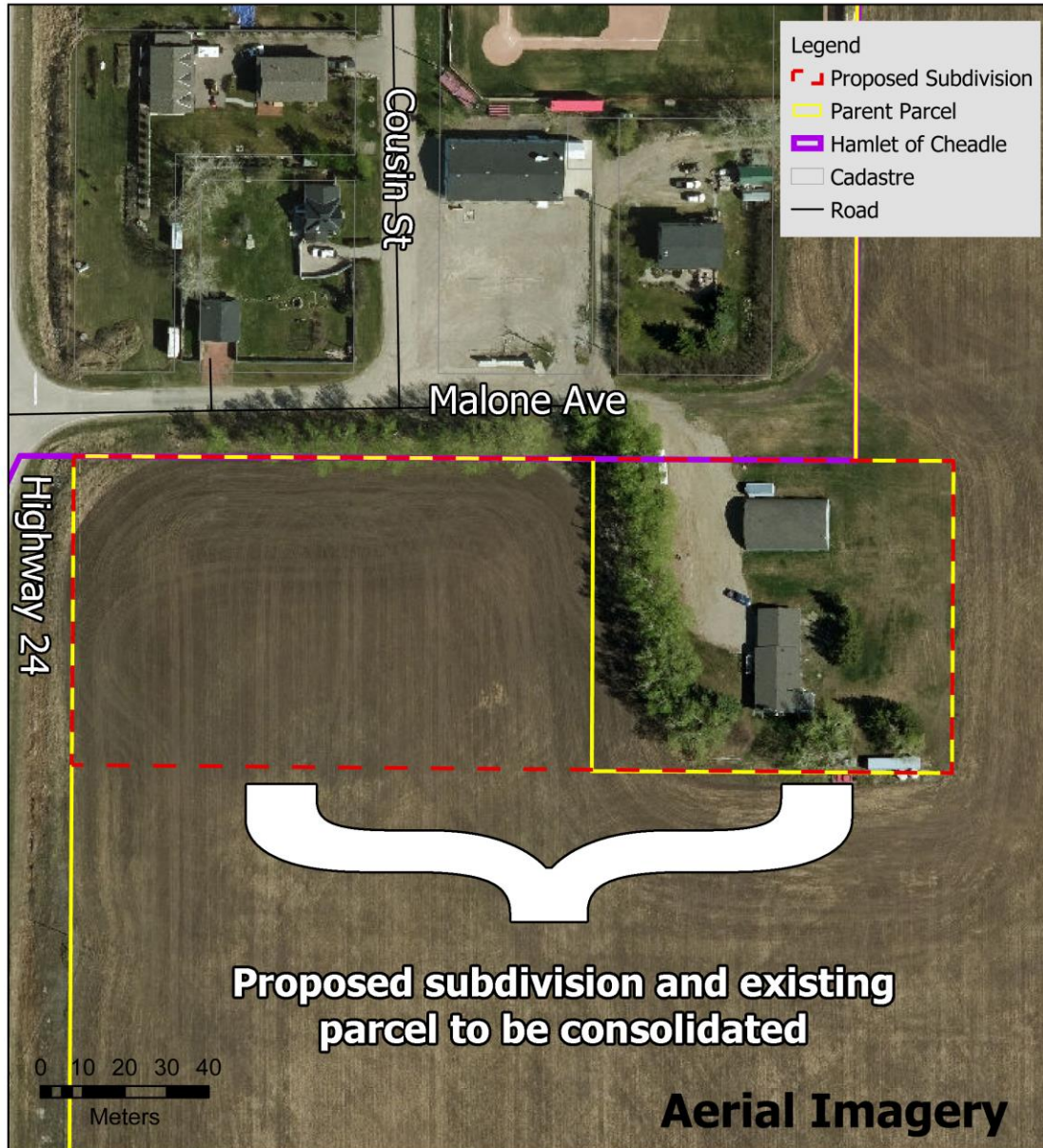
- 1) Subdivision to be effected by a Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding taxes up to and including the year in which the subdivision is to be registered shall be paid to the municipality.
- 3) That the 10% municipal reserve requirement, pursuant to Section 666 of the Municipal Government Act be provided by payment of cash-in-lieu in accordance with the per acre value of \$9,000 as stated in the appraisal prepared by I. Weleschuk (February 3, 2020). The exact amount owed will be determined based on the final plan of survey.
- 4) 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.
- 5) Existing approaches to the proposed and remainder parcel to meet County Standards and approved by the Public Works Department, at the Owner's expense.
- 6) 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.



SW-2-24-26-W4M & Plan 161 1661; Block 8; Lot 1

Date: March 10, 2020

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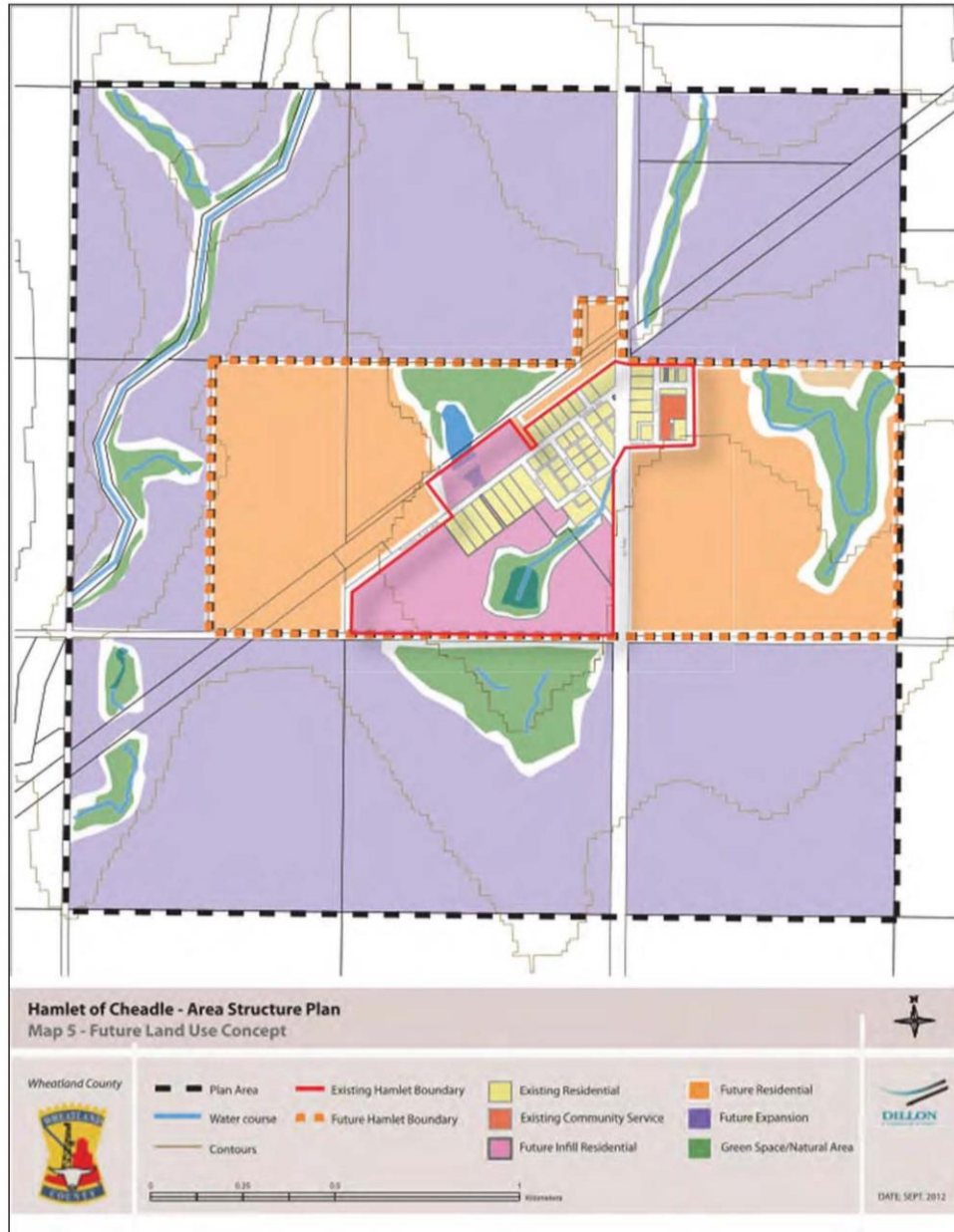
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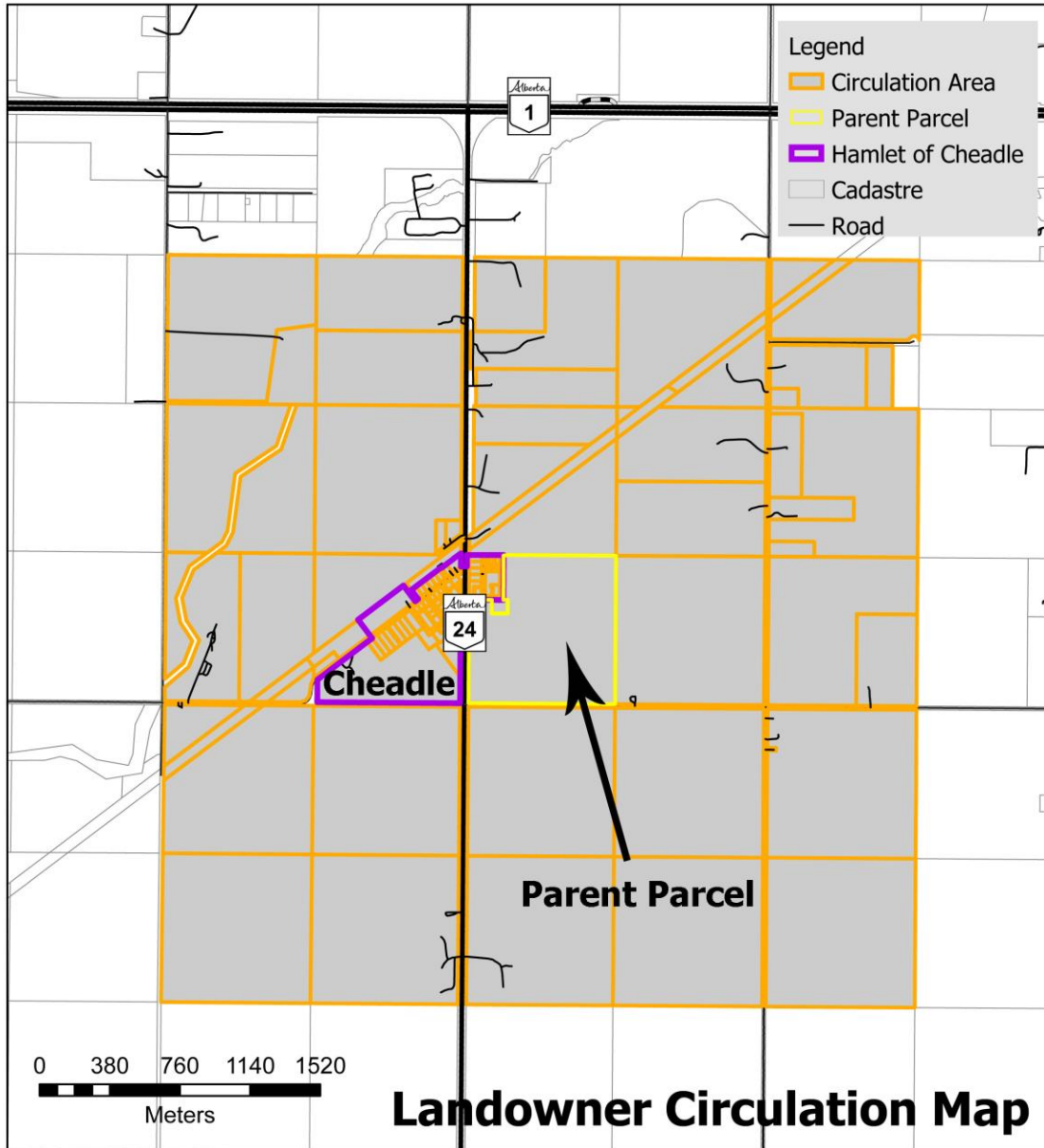
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CHEADLE ASP PLAN MAP





SW-2-24-26-W4M & Plan 161 1661; Block 8; Lot 1

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