

Wheatland County

Request for Decision

Municipal Planning Commission

June 9, 2020

Report prepared by: Graham Allison



SD2020-007

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|---------------------------|--|------------------|---|
| File Number: | SD2020-007 | Division: | 1 |
| Proposal: | To subdivide one (1) 2.42 hectare (5.97 acre) parcel from NW-7-23-22-W4M | | |
| Location: | At the intersection of Range Road 230 and Township Road 232 approximately 5.3 miles (8.49 km) north of Gleichen. | | |
| Legal Description: | NW-7-23-22-W4M | | |
| Title Area: | 160 acres | | |
| Existing Land Use: | Agricultural General (AG) District | | |
| Proposed Parcels: | 1 new parcel | | |

Report

This application is to subdivide the first parcel out of a quarter section located within NW-7-23-22-W4M. The proposed parcel has an area of 2.42 hectares (5.97) acres and contains a dwelling serviced by a well and private septic disposal system. It also contains shop, barn, and grain bins. The dwelling and remainder parcels are both zoned Agricultural General (AG) District with no proposed redesignation. The proposed and remainder parcels both have existing approaches. There are no plans for development at this time.

Recommendation from Administration

THAT the Municipal Planning Commission approve subdivision application SD2020-007 subject to the following conditions:

- 1) Subdivision to be affected 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) 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.
- 3) 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.
- 4) 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.

Policy Analysis

South Saskatchewan Regional Plan (SSRP)

A major objective of the South Saskatchewan Regional Plan (SSRP) is to ensure that region's agricultural industry is maintained and diversified. The implementation strategies related to this objective aim to "Maintain an agricultural land base by reducing the fragmentation and conversion of agricultural land" by discouraging

development on productive land and development that fragments contiguous agricultural parcels. The SSRP also recognizes that smaller parcels contribute to the diversification of the overall agricultural economy. This proposed 5.97 acre subdivision will not contribute to the fragmentation or conversion of agricultural land and is therefore in alignment with the goals and regulations of the SSRP.

Regional Growth Management Strategy (RGMS)

The RGMS provides long term guidance for development in the County. As per Section 4.2 under the Agriculture policies and goals, the proposed subdivision is a first parcel out subdivision intended to be used for farming with a proposed dwelling.

Municipal Development Plan (MDP)

Under Section 3.1 Agriculture, the proposal aligns with policy 3.1.1.2 and 3.1.1.3 by neither contributing to the reduction nor fragmentation of agricultural lands. The proposed subdivision will remain in agricultural use with a proposed dwelling.

Land Use Bylaw (LUB)

As per Section 9.1, The proposed subdivision will remain Agricultural General (AG), therefore there is no conflict with adjacent parcels. The subdivided parcel does not contribute to the loss or fragmentation of agricultural land, which aligns with the purpose and intent of the Agricultural General (AG) district of the land use bylaw. The parcel will remain farmland with a proposed dwelling.

Technical Review

Approaches:

The proposed parcel and the remainder parcel can both be accessed via existing approaches off Range Road 230.

Water Servicing:

The existing dwelling located on site is serviced by an existing private well within the boundaries of the proposed subdivision. The remainder parcel contains no water servicing.

Sanitary Servicing:

The existing dwelling is serviced by an existing private septic disposal system that is contained within the proposed parcel. There is no sanitary servicing within the remainder parcel.

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

The proposal was circulated to all landowners within 1.0 mile of the subject lands. No letters were received in support or objection to the application at the time this report was prepared.

| EXTERNAL AGENCIES | COMMENTS |
|--------------------------|-----------------------|
| AB Community Development | No comments received. |

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| AB Culture | No comments received. |
| AB Energy Regulator | No comments received. |
| AB Environment & Parks | No comments received. |
| AB Health Services | No comments received. |
| AB Transportation | No objections |
| ATCO Electric | No comments received. |
| ATCO Gas | No objections. |
| ATCO Pipelines | No objections. |
| AB Utilities Commission | No comments received. |
| Canada Post | No comments received. |
| Encana Corporation | No comments received. |
| Fortis Alberta | No comments received. |
| Golden Hills School Division | No comments received. |
| Redeemer Catholic School Division | No comments received. |
| Telus | No comments received. |
| Western Irrigation District | No objections. |
| INTERNAL DEPARTMENTS | |
| Agricultural Services | No concerns. |
| Emergency Services | No concerns. |
| Development Services | No concerns. |
| Protective Services | No concerns. |
| Transportation & Infrastructure Services | The proposed parcel access is from a dedicated service road within the Highway 1 right of way and maintenance is the responsibility of Wheatland County. The road is constructed to a suitable access road standard. There appears to be an approach constructed to the remainder of the parcel off of this service road. There should also be conditions placed on the subdivision of road widening easement and acquisition. |

Response Options

Option 1: THAT MPC accepts/approves the recommendation as proposed.

Option 2: THAT MPC does not accept/approve the recommendation as proposed.

Option 3: THAT MPC accepts/approves an alternate recommendation of MPC's choosing.

Follow-up Action / Communications

Staff will notify the applicant that the subdivision has been approved.

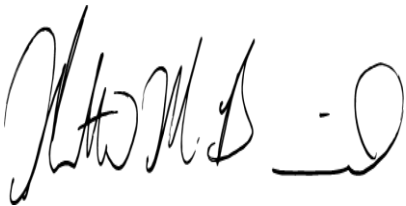
Report Approval Details

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| Document Title: | SD2020-007.docx |
| Attachments: | - Maps SD2020-007.docx |
| Final Approval Date: | Jun 1, 2020 |

This report and all of its attachments were approved and signed as outlined below:

A handwritten signature in black ink, appearing to read "Sherry Baers". The script is cursive and fluid.

Sherry Baers

A handwritten signature in black ink, appearing to read "Matthew Boscarol". The script is cursive and fluid.

Matthew Boscarol