



# WHEATLAND COUNTY

## Municipal Planning Commission Meeting Agenda

December 10, 2019, 9:00 a.m.

Pages

### 1. CALL TO ORDER AND RELATED BUSINESS

#### 1.1 Call To Order

Note: meetings are recorded and may be posted on the official Wheatland County website and/or via social media.

#### 1.2 Adoption of Agenda

#### 1.3 Adoption of Minutes

1. Unapproved Minutes - November 19, 2019

3

### 2. DEVELOPMENT PERMIT APPLICATIONS

#### 2.1 DP2019-112

10

Legal: Plan 081 5359, Block 1, Lot 2 within NE-7-24-25-W4M

Proposal: Industrial, Medium (Equipment Storage, Construction, Maintenance, Repair)

#### 2.2 DP2019-123

23

Legal: Plan 741 1110, Block 4 within SE-6-24-25-W4M

Proposal: Kennel

#### 2.3 DP2019-147

38

Legal: SW-15-24-24-W4M

Proposal: Industrial Medium (Sea Can Storage & Distribution)

#### 2.4 DP2019-166

49

Legal: Plan 921 2103, Block 1 within NW-33-21-25-W4M

Proposal: Kennel

#### 2.5 DP2019-168

62

Legal: Plan 821 0968, Block 4, Lot 1 - Gleichen

Proposal: Dwelling, Modular (Used)

### 3. SUBDIVISION APPLICATIONS

#### 3.1 SD2019-001

74

Legal: SE-16-26-21-W4M

Proposal: Subdivide one +/- 1.28 acre parcel from the titled area

#### 3.2 SD2019-021

87

Legal: SW-27-25-22-W4M

Proposal: Subdivide one +/- 13.46 acre parcel from the titled area

#### 3.3 SD2019-022

98

Legal: SW-14-27-20-W4M

Proposal: Subdivide SW-14-27-20-W4M in order to create two titled parcels

**3.4 SD2019-023**

109

Legal: SE 33-24-23-W4M

Proposal: To subdivide a +/-10-acre parcel from the parent parcel

**4. ADJOURNMENT**

**MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
OF NOVEMBER 19, 2019**

Minutes of the Municipal Planning Commission of Wheatland County held at the County Office, on Tuesday, November 19, 2019; scheduled to commence at 9:00 A.M. with the following present:

MPC Members:                   A. Link  
  J. Wilson  
  T. Ikert  
  D. Biggar  
  B. Armstrong  
  S. Klassen  
  G. Koester

Recording Secretary:       D. Bodie  
Interim CAO:                 B. Henderson

**Call to Order**               B. Henderson, Interim CAO, called the meeting to order – time 9:00 A.M. The following were present when the meeting was called to order:

- Wheatland County Staff
  - S. Hayes– Development Officer
  - M. Williams – Planner II
  - M. Soltys – Communications Specialist
- Several Members of the public (Note: members of the public entered and left the meeting at various times).

**Resolution 19-11-01  
Appointment of  
Chairman &  
Vice-Chairman**

Wheatland County Interim CAO, B. Henderson, called for nominations for the position of Chairperson of the Municipal Planning Commission, for a 1-year term. Wilson nominated Ikert and Armstrong nominated Klassen. Member Klassen respectfully declined the nomination. Ikert accepted nomination.

BIGGAR MOVED that IKERT be appointed as Chairperson of the Municipal Planning Commission for a one-year term.

- CARRIED

Ikert called for Vice-Chairperson nominations. Wilson nominated Biggar as Vice-Chairperson, for a 1-year term and Biggar accepted the nomination.

**Resolution 19-11-02  
Approval of  
Agenda**

**LINK MOVED** approval of the Municipal Planning Commission meeting agenda as presented.

- CARRIED

**Resolution 19-11-03  
Approval of  
Minutes**

**WILSON MOVED** approval, of the October 8, 2019 Municipal Planning Commission Meeting minutes as presented.

- CARRIED

**DP2019-139**               **Development Permit Application – DP2019-139**

Legal:           Plan 921 0498, Lot 2 within NW 29-24-24-W4M

Title Area:     9.3 acres (3.76 ha)

Proposal:     Home Based Business Type 3 – Motorcycle Parts & Service Shop

S. Hayes, Development Officer, presented the application (Request for Decision) highlighting the following: recommendation – Option #1 to approve DP2019-139, Home Based Business Type 3 – Motorcycle Parts

**MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
OF NOVEMBER 19, 2019**

and Service Shop, subject to conditions noted in Appendix A of the Development Permit Report. (Note: a copy of the Request for Decision and Development Report was included in the agenda information package; copy of the documents to be filed with the meeting minutes).

**Resolution 19-11-04  
DP2019-139**

**KLASSEN MOVED TO APPROVE** DP2019-139, Home Based Business Type 3 – Motorcycle Parts and Service Shop subject to the following conditions:

1. This Development Permit is issued solely for a Motorcycle Parts and Service Shop – Defined as Home-Based Business Type 3
2. No variances have been granted.
3. Development shall proceed according to Agricultural General (AG) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
4. No permanent development shall occur on or over any utility right of way or easement.
5. Business to remain consistent with the application and letter of intent.
6. Any expansion or intensification of the business beyond the criteria of a Home-Based Business Type 3 may require re-application to an alternate use or relocation of the business to an area more appropriate for the use.
7. Permit to be issued for a two (2) year term expiring on November 19, 2021.

Notes:

- All construction shall conform to Alberta Safety Code Regulations.
- Development shall meet all provincial and/or federal legislation.
- CARRIED

**DP2019-145**

**Development Permit Application – DP2019-145**

Legal: Plan 821 0745, Block 1A, Lot 2 – Carseland

Title Area: 12,674 square feet

Proposal: Sign – Changeable Content

S. Hayes, Development Officer, presented the application (Request for Decision) highlighting the following: recommendation – Option #1 to approve DP2019-145, Sign – Changeable Content subject to conditions noted in Appendix A of the Development Permit Report. (Note: a copy of the Request for Decision and Development Report was included in the agenda information package; copy of the documents to be filed with the meeting minutes).

Biggar identified there are people in the audience who could speak to the sign if the Commission required.

Question regarding the location of sign and ownership of the property. Wheatland County owns the property and there was discussion regarding a lease agreement.

**Resolution 19-11-05  
DP2019-145**

**BIGGAR MOVED TO APPROVE** DP2019-145, Sign – Changeable Content subject to the following conditions:

1. This Development Permit is issued solely for a Freestanding Information Sign for the community - Defined as a Sign, Changeable Content.
2. No variances have been granted.
3. Development shall proceed according to Community Service (CS) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
4. The sign shall not display at an angle, luminosity, intensity, or interval which creates a public hazard or nuisance.
5. No permanent development shall occur on or over any utility right of way or easement.



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Notes:

- All construction shall conform to Alberta Safety Code Regulations.
- Development shall meet all provincial and/or federal legislation.
- CARRIED

**DP2019-146**

**Development Permit Application – DP2019-146**

Legal: Plan 981 3143; Block 1 within NW 7-23-21-W4M

Title Area: 20.51 acres

Proposal: Dwelling, Accessory

S. Hayes, Development Officer, presented the application (Request for Decision) highlighting the following: recommendation – Option #1 to approve DP2019-146, Dwelling, Accessory subject to conditions noted in Appendix A of the Development Permit Report. (Note: a copy of the Request for Decision and Development Report was included in the agenda information package; copy of the documents to be filed with the meeting minutes).

**Resolution 19-11-06  
DP2019-146**

**WILSON MOVED TO APPROVE** DP2019-146, Dwelling, Accessory subject to the following conditions:

1. This Development Permit is issued solely for the purpose of allowing a manufactured dwelling as second residence on the property - Defined as a Dwelling, Accessory.
2. No variances have been granted.
3. Development shall proceed according to Agricultural General (AG) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
4. No permanent development shall occur on or over any utility right of way or easement.
5. Applicant to ensure approach is developed to County standards. Please contact Wheatland County transportation & infrastructure assistant for details 403-934-3321.

Notes:

- All construction shall conform to Alberta Safety Code Regulations.
- Development shall meet all provincial and/or federal legislation.
- CARRIED

**DP2019-149**

**Development Permit Application – DP2019-149**

Legal: SW 2-24-25-W4M

Title Area: 158 acres

Proposal: Home Based Business Type 3 – Construction of Vehicle Accessories

S. Hayes, Development Officer, presented the application (Request for Decision) highlighting the following: recommendation – Option #1 to approve DP2019-149, Home Based Business Type 3 – Construction of Vehicle Accessories, subject to conditions noted in Appendix A of the Development Permit Report. (Note: a copy of the Request for Decision and Development Report was included in the agenda information package; copy of the documents to be filed with the meeting minutes).

Discussion of altering the regulations relating to a lease holder obtaining a Development Permit. Suggested to be discussed at a Planning & Priorities meeting.

**Resolution 19-11-07  
DP2019-149**

**WILSON MOVED TO APPROVE** DP2019-149, Home Based Business Type 3 – Construction of Vehicle Accessories, subject to the following conditions:

1. Development shall proceed according to Agricultural General (AG) District requirements and the applicant must comply with all

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applicable This Development Permit is issued solely for a business for the construction of vehicle accessories within an existing quonset – Defined as Home-Based Business Type 3

2. No variances have been granted.
3. Development shall proceed according to Agricultural General (AG) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
4. No permanent development shall occur on or over any utility right of way or easement.
5. Business to remain consistent with the application, and letter of intent.
6. Screening fence to be upgraded according to the details provided with the application.
7. Applicant to apply to have the parcel rezoned to a district more appropriate for the use. If the property is not rezoned prior to the expiry date stipulated below, this permit for a Home Based Business type 3 will not be renewed.
8. Permit to be issued for a one (1) year term expiring on November 19, 2020.

Notes:

- All construction shall conform to Alberta Safety Code Regulations.
- Development shall meet all provincial and/or federal legislation.
- CARRIED

**DP2019-151**

**Development Permit Application – DP2019-151**

Legal: Plan 981 2185, Lot 1 within NE 8-24-24-W4M

Title Area: 8.95 acres

Proposal: Greenhouse - Public

S. Hayes, Development Officer, presented the application (Request for Decision) highlighting the following: recommendation – Option #1 to approve DP2019-151, Greenhouse - Public, subject to conditions noted in Appendix A of the Development Permit Report. (Note: a copy of the Request for Decision and Development Report was included in the agenda information package; copy of the documents to be filed with the meeting minutes).

Resolution 19-11-08

**DP2019-151**

**LINK MOVED TO APPROVE DP2019-151, Greenhouse - Public** subject to the following conditions:

1. This Development Permit is issued solely for construction of a 5388 ft<sup>2</sup> greenhouse structure for providing plants for sale to the public - Defined as a Greenhouse, Public.
2. No variances have been granted.
3. Development shall proceed according to Agricultural General (AG) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
4. No permanent development shall occur on or over any utility right of way or easement.
5. Business to remain consistent with application details and Letter of Intent. Any change in the use or intensity requires the approval of the Development Authority.
6. Any installation of signage on the lands will require the approval of the Development Authority.
7. Prior to construction and occupancy, the Landowner shall submit to the County documentation confirming the applicable water license has been obtained and is maintained for the "Development".

Notes:

- All construction shall conform to Alberta Safety Code Regulations.
- Development shall meet all provincial and/or federal legislation.
- CARRIED

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**DP2019-152**

**Development Permit Application – DP2019-152**

Legal: NE 22-25-25-4

Title Area: 12.78 acre parcel

Proposal: Dwelling, Accessory

S. Hayes, Development Officer, presented the application (Request for Decision) highlighting the following: recommendation – Option #1 to approve DP2019-152, Dwelling, Accessory, subject to conditions noted in Appendix A of the Development Permit Report. (Note: a copy of the Request for Decision and Development Report was included in the agenda information package; copy of the documents to be filed with the meeting minutes).

**Resolution 19-11-09  
DP2019-152**

**KLASSEN MOVED TO APPROVE** DP2019-152, Dwelling, Accessory subject to the following conditions:

1. This Development Permit is issued solely for an existing second residence to be granted a change of use - Defined as a Dwelling, Accessory.
2. No variances have been granted.
3. Development shall proceed according to Agricultural General (AG) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
4. No permanent development shall occur on or over any utility right of way or easement.
5. Applicant to ensure approach is developed to County standards. Please contact Wheatland County transportation & infrastructure assistant for details 403-934-3321.

Notes:

- All construction shall conform to Alberta Safety Code Regulations.
- Development shall meet all provincial and/or federal legislation.
- CARRIED

**DP2019-157**

**Development Permit Application – DP2019-157**

Legal: Plan 911 0892, Lot 1 within SE 27-23-26-W4M

Title Area: 9.85 acre parcel

Proposal: Contractor Services

S. Hayes, Development Officer, presented the application (Request for Decision) highlighting the following: recommendation – Option #1 to approve DP2019-157, Contractor Services without approving the construction of the additional greenhouse subject to conditions noted in Appendix A of the Development Permit Report. (Note: a copy of the Request for Decision and Development Report was included in the agenda information package; copy of the documents to be filed with the meeting minutes).

Additional letter from applicant was circulated to MPC prior to meeting.

Discussion of the water license.

Discussion of the traffic entering the business and concerns on Glenmore Trail. Stated that condition #8 addresses these concerns, but can be more specific if the members wished.

Discussion relating to the time of 7pm being to early for a business to close. Suggestion that time be extended to 9pm. Biggar offered an amendment to Ikert's motion of extending the operation hours to 9pm and Ikert accepted the amendment.

**Resolution 19-11-10  
DP2019-157**

**IKERT MOVED TO APPROVE** DP2019-157, Contractor Services subject to the following conditions as amended:

1. This Development Permit is issued solely for a Landscape Design and Construction business - Defined as Contractor Service.
2. No new buildings or structures have been permitted.

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3. No variances have been granted.
4. Development shall proceed according to Rural Business (RB) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
5. No permanent development shall occur on or over any utility right of way or easement.
6. All materials related to the business such as stockpiles of soil, rocks or other items must be delivered to and stored in an area behind the fenced/screened area of the property and shall not exceed the height of the screening fence.
7. Soils or other landscaping materials stored onsite shall not contain contaminants.
8. Applicant to ensure there is adequate stacking space between the entrance gate and the edge of pavement on TR 234 to avoid vehicles from extending into on-coming traffic in the driving lanes of TR 234.
9. Applicant to ensure changes and improvements to the approach are developed to County standards. Please contact Wheatland County transportation & infrastructure assistant for details 403-934-3321.
10. Applicant to submit a waste management plan to the reasonable satisfaction of Wheatland County to alleviate business related debris from blowing onto neighboring properties.
11. Business to remain consistent with application details and Letter of Intent. Any change in the use or intensity requires the approval of the Development Authority.
12. Business related equipment may not operate onsite later than 9:00 PM.
13. Permit to be issued for a one year term expiring on November 19, 2020 pending completion of further clean-up of the site and approved mitigation plans.

Notes:

- All construction shall conform to Alberta Safety Code Regulations.
- Development shall meet all provincial and/or federal legislation.
- CARRIED

**SD2019-018**

**Subdivision Application – SD2019-018**

Legal: NW-33-23-26-W4M and NE-33-23-26-W4M

Title Area: +/-148.85 Acres and +/-98.99 Acres

Proposal: To subdivide NW-33-23-26 W4M and NE-33-23-26-W4M in order to create three titled parcels.

M. Williams, Planner II, presented the application (Request for Decision and Planning Report) highlighting the following: recommendation - Option #1 to approve subdivision application SD2019-018, to subdivide NW-33-23-26 W4M and NE-33-23-26-W4M in order to create three titled parcels, subject to the conditions noted in Appendix A of the Planning Report. (Note: a copy of the Request for Decision and Planning Report was included in the agenda information package; copy of the documents to be filed with the meeting minutes).

**Resolution 19-11-11**

**SD2019-018**

**LINK MOVED TO APPROVE** SD2019-018, to subdivide NW-33-23-26 W4M and NE-33-23-26-W4M in order to create three titled parcels with the following conditions:

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. Approaches to the proposed parcel(s) and remainder built and

**MUNICIPAL PLANNING COMMISSION MEETING MINUTES  
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located to County Standards and approved by the Public Works Department, at the Owners expense.

- 4. 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.
- 5. 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.
- 6. 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.

• CARRIED

**SD2019-020**

**Subdivision Application – SD2019-020**

Legal: Plan 131 2397, Block 2, Lot 1  
Title Area: 10.91 acres  
Proposal: To subdivide a +/-3 acre parcel for future residential development.

M .Williams, Planner II, presented the application (Request for Decision and Planning Report) highlighting the following: recommendation - Option #1 to approve subdivision application SD2019-020, to subdivide a +/-3 acre parcel for future residential development subject to the conditions noted in Appendix A of the Planning Report. (Note: a copy of the Request for Decision and Planning Report was included in the agenda information package; copy of the documents to be filed with the meeting minutes). Concern with number of approaches on a busy highway. It was stated that an approach will be removed and a joint approach will be built.

**Resolution 19-11-12  
SD2019-020**

**LINK MOVED TO APPROVE** SD2019-020, to subdivide one +/- 3.0 acre parcel from the titled area with the following conditions:

- 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. A joint approach to the proposed and remainder parcels built and located to Alberta Transportation specifications and approved by Alberta Transportation, at the Owners expense.
- 4. 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.

• CARRIED

**Resolution 19-11-13  
Adjournment**

**KOESTER MOVED** the meeting adjourn – time 9:53 A.M.

• CARRIED

\_\_\_\_\_  
Chairperson – T. Ikert

\_\_\_\_\_  
Interim CAO – B. Henderson

\_\_\_\_\_  
Recording Secretary – D. Bodie





# WHEATLAND COUNTY

Where There's Room to Grow

## Request for Decision

December 10, 2019

Resolution No. \_\_\_\_\_

Date Prepared November 22, 2019

### Subject

Decision-making topic title

**DP 2019-112** The purpose of this application is for an equipment storage, construction, maintenance and repair site for a Civic General Contractor – Defined as Industrial, Medium.

**Location:** Plan 081 5359, Block 1, Lot 2, NE-7-24-25-4

### Recommendation

Clear resolution answering – what/who/how/when

**RECOMMENDATION: That Municipal Planning Commission choose Option #1 to approve DP 2019-112, for an Industrial, Medium Business subject to conditions noted in Appendix A of the Development Permit 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

Beginning in 2005, there have been a variety of businesses operating out of this Industrial General parcel; however recently, there has been a considerable length of time with no businesses operating from this site. The most recent purchasers of the property had commenced business activities on the parcel prior to obtaining a permit as they were not aware of the requirement. This application has been made to ensure the business has the proper permit in place and is operating in accordance with the Land Use Bylaw.

### Relevant Policy / Practices / Legislation

Cite existing policies, practices and/or legislation

3.7 Municipal Development Plan  
2.2 West Hwy 1 Area Structure Plan  
9.5 Land Use Bylaw

**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

**OPTIONS:**

Staff proposes the following 3 possible options for Municipal Planning Commission to consider:

Option #1: That Municipal Planning Commission approve DP 2019-112, for an Industrial, Medium Business subject to conditions noted in Appendix A of the Development Permit Report and that:

- with the stated conditions of approval, the Development Authority has determined that the proposed Industrial, Medium Business complies with the County's Land Use Bylaw rules and regulations.

Option #2: That Municipal Planning Commission refuse the application with reasons given.

Option #3: That Municipal Planning Commission provide an alternative recommendation of Municipal Planning Commission's choosing.

**RECOMMENDATION: That Municipal Planning Commission choose Option #1 to approve DP 2019-112, for an Industrial, Medium Business subject to conditions noted in Appendix A of the Development Permit Report based on the following;**

- The proposal aligns with the Municipal Development Plan, the West Hwy 1 Area Structure Plan and the Land Use Bylaw.
- The location is within an area designated for Industrial Development.
- It provides an opportunity for Economic Development.

**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

Advise applicant of the decision.

Submitted  
by:



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Suzanne Hayes  
Development Officer

Reviewed  
by:



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Sherry Baers  
Manager of Planning & Safety  
Codes Services



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





**WHEATLAND COUNTY**

**Where There's Room to Grow**



## **DEVELOPMENT PERMIT REPORT**

Municipal Planning Commission  
December 10, 2019

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**DEVELOPMENT PERMIT NUMBER:** DP 2019-112

**PROPOSAL:** Industrial, Medium – Equipment Storage, Construction, Maintenance, Repair

**LEGAL DESCRIPTION:** Plan 081 5359, Block 1, Lot 2, NE-7-24-25-4

**LOCATION:** Approx. 3.22 km (2 miles) west of Strathmore (on Hwy #1)

**PARCEL SIZE:** 20.04-acre parcel

**ZONING:** Industrial General (IG)

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### **DETAILS OF PROPOSAL:**

Beginning in 2005, there have been a variety of businesses operating out of this Industrial General parcel; however recently, there has been a considerable length of time with no businesses operating from this site. The most recent purchasers of the property had commenced business activities on the parcel prior to obtaining a permit as they were not aware of the requirement. This application has been made to ensure the business has the proper permit in place and is operating in accordance with the Land Use Bylaw.

The Land Use Bylaw States:

*4.9.3 If a use that is the result of a Development Permit ceases to operate for a period of twelve (12) consecutive months, it shall be considered void. A new application would be required by the Applicant for the use.*

The business activities are for a Civil General Contractor. This site is the home base to store, maintain, and repair equipment before sending it out to other job sites. There is no retail or wholesale component at this location.

Storage onsite includes lubricants, coolants, oils, machinery for maintenance, secured sea cans and Atco trailers to be shipped to job sites and storage racking units to hold items off the ground.

Customer visits are 1 per month, deliveries would be 4 per month in addition to proposed business traffic anticipated to be 3-4 times per week. The business will employ approximately 2-6 people and will operate 7:30 – 5:30 pm Monday to Friday with an occasional Saturday. The business will operate out of the existing building.

## **RELEVANT POLICY/LEGISLATION**

### **CALGARY METROPOLITAN REGIONAL BOARD (CMRB):**

The application is located within the Calgary Metropolitan Regional Board Plan Area, but is not amending a statutory plan, therefore no review is required by the Board.

### **MUNICIPAL DEVELOPMENT PLAN (MDP):**

The proposed Industrial, Medium business aligns with Section 3.7.1 of the MDP as it allows for diversification of the County's commercial and industrial tax base and is an economic development opportunity.

Section 3.7 Commercial and Industrial Development Objectives places an emphasis on locating Commercial/Industrial properties within certain designated areas of the County such as the West Highway 1 Area Structure Plan or in close proximity to hamlets.

### **AREA STRUCTURE PLANS:**

The application falls within the West Highway 1 Area Structure Plan (WH1ASP), which is identified as a key industrial corridor along Highway #1 within Wheatland County. Section 2.2 objectives of the WH1ASP are to accommodate development opportunities in Wheatland County for light to medium industrial and compatible commercial land uses. This application complies within the policies of the WH1ASP and is compatible with other Industrial General uses already located in the ASP area.

### **LAND USE BYLAW (LUB):**


#### **Definition:**

Industrial, Medium means the use of land, buildings and/or structures for an industrial activity that creates adverse impacts beyond the boundaries of the site for which the associated activity takes place due to appearance, emission of contaminants, noise, traffic volume, odor, fire, explosive hazards or dangerous goods. Characteristics of Industrial, Medium may include:

- a) Light to moderate open storage
- b) May have a retail or wholesale component that is subordinate to the principal use
- c) Moderate nuisance factors may extend past the boundaries of the site
- d) Moderate hazardous industry present.

## Permitted and Discretionary Uses

- a) The following uses shall be permitted or discretionary with or without conditions provided that the application complies with the regulations of this district and this Bylaw:

Permitted	Discretionary
Accessory Building / Structure	Agricultural Processing - Major
Agricultural Operation	Auction Mart
Agricultural Processing - Minor	Automotive and Equipment Services
Agricultural Support Services	Composting Facility
Commercial Storage	Dwelling, Employee
Contractor Service	Industrial, Medium 
Essential Public Service	Mechanical Repair Shop
Food and Beverage Production	Medical Marihuana Production Facility (Only considered within the WH1ASP)
Greenhouse, Public	Signs requiring a Development Permit <sup>^</sup>
Industrial, Light	Tower
Office	Warehouse Sales
Outdoor Storage	WECS (Category 1)
Recreational Vehicle Storage	Work Camp
Service Station	
Shipping Container	
Signs not requiring a Development Permit <sup>1</sup>	
Solar Panel, Ground Mount	
Solar Panel, Structure Mount <sup>1</sup>	
Stripping and Grading <sup>1</sup>	
Stockpile	
Veterinary Clinic	
Warehouse Storage	

## CIRCULATION COMMENTS:

AGENCY CIRCULATION	
Alberta Transportation	Summary: Multiple approvals have previously been issued for this site; a roadside development permit, therefore, is not required.
INTERNAL CIRCULATION	
Internal File Review	No Concerns
NEIGHBOUR CIRCULATION	
To landowners within 1 mile	No Concerns

**OPTIONS:**

Staff proposes the following 3 possible options for Municipal Planning Commission to consider:

Option #1: That Municipal Planning Commission approve DP 2019-112, for an Industrial, Medium Business subject to conditions noted in Appendix A of the Development Permit Report and that:

- with the stated conditions of approval, the Development Authority has determined that the proposed Industrial, Medium Business complies with the County's Land Use Bylaw rules and regulations.

Option #2: That Municipal Planning Commission refuse the application with reasons given.

Option #3: That Municipal Planning Commission provide an alternative recommendation of Municipal Planning Commission's choosing.

**RECOMMENDATION:**

That Municipal Planning Commission choose Option #1 to approve DP 2019-112, for an Industrial, Medium Business subject to conditions noted in Appendix A of the Development Permit Report based on the following;

- The proposal aligns with the Municipal Development Plan, the West Hwy 1 Area Structure Plan and the Land Use Bylaw.
- The location is within an area designated for Industrial Development.
- It provides an opportunity for Economic Development.

## Appendix A:

### Option #1:

1. This Development Permit is issued solely for an Equipment Storage, Construction, Maintenance, and Repair Site for a General Civil Contracting Business - Defined as Industrial, Medium.
2. No variances have been granted.
3. Development shall proceed according to Industrial General (IG) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
4. No permanent development shall occur on or over any utility right of way or easement.
5. Applicant to ensure any changes and/or improvements to the approach are developed to County standards. Please contact Wheatland County Transportation & Infrastructure assistant for details 403-934-3321.
6. Development to remain consistent with submitted application, Letter of Intent and all approved plans and procedures which form the application and have been deemed to be appropriate.
7. Any change in the use or intensity requires the approval of the Development Authority.

### NOTES:

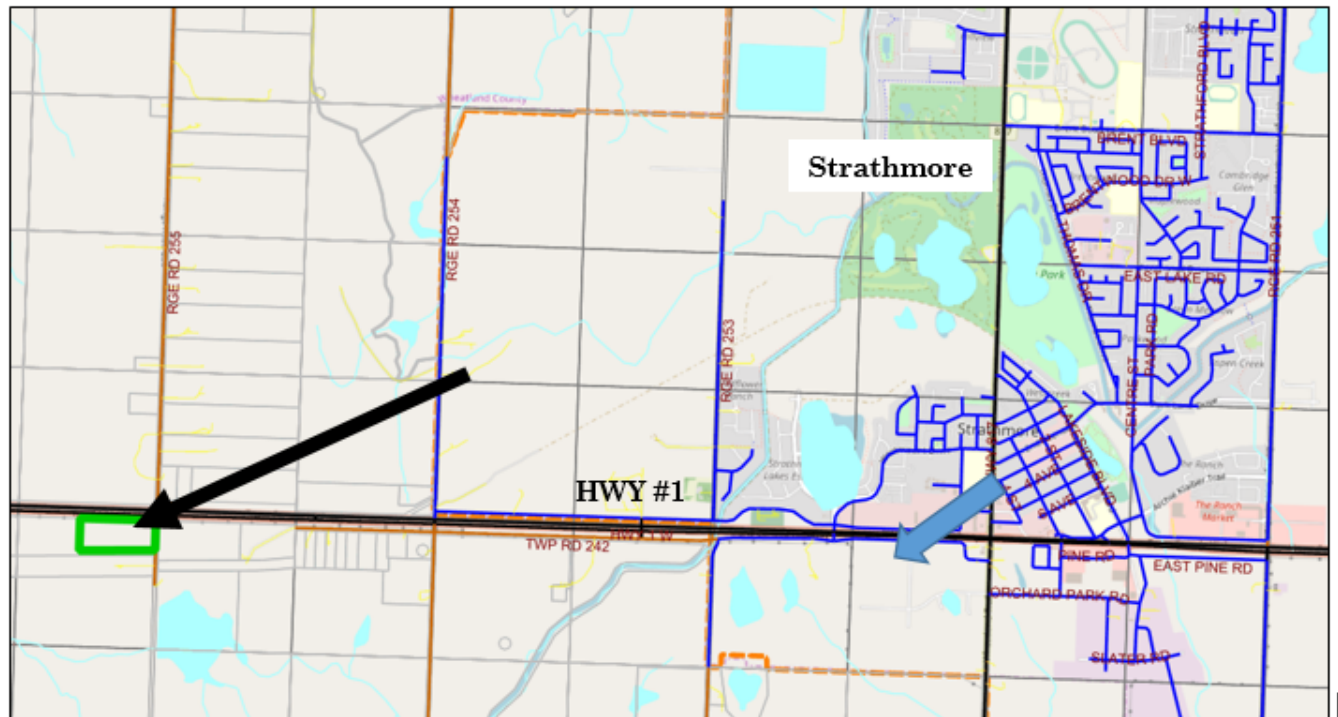
- ALL CONSTRUCTION SHALL CONFORM TO ALBERTA SAFETY CODE REGULATIONS.
- DEVELOPMENT SHALL MEET ALL PROVINCIAL AND FEDERAL LEGISLATION.



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Suzanne Hayes, Development Officer

## Appendix B: Location Plan



## Appendix C: Site Plan



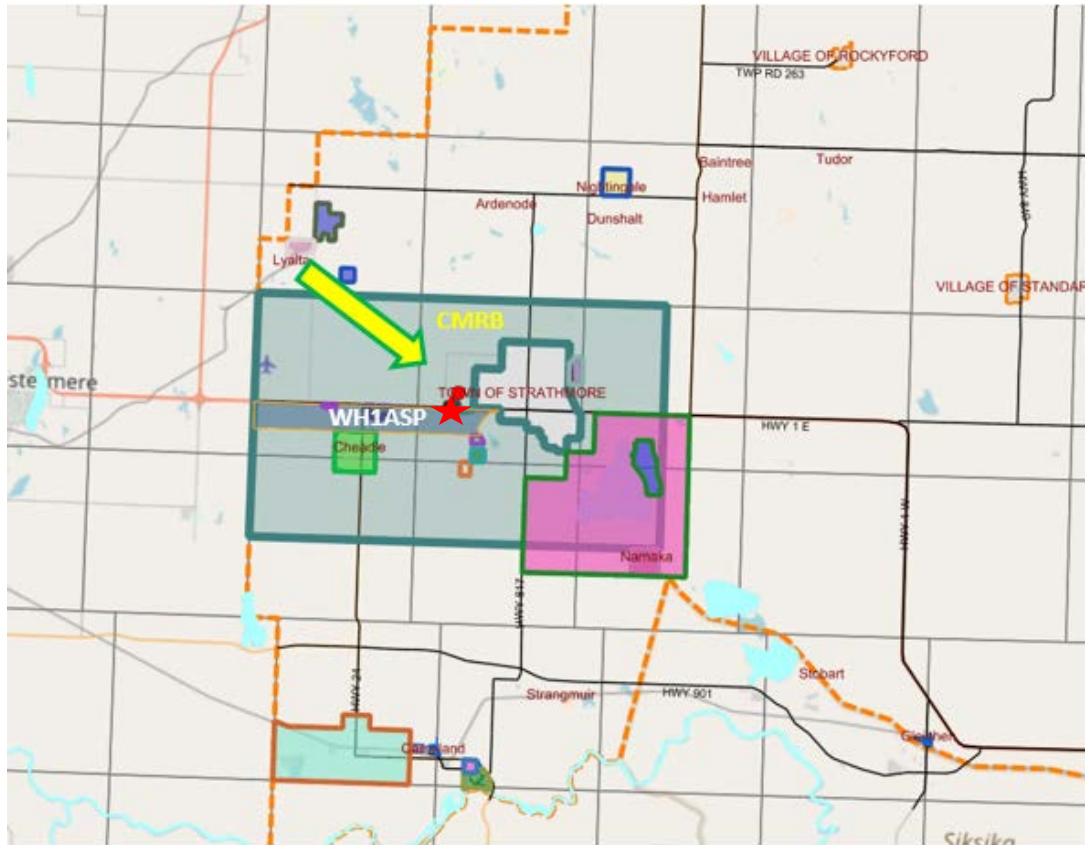


## Appendix D: Aerial Photos

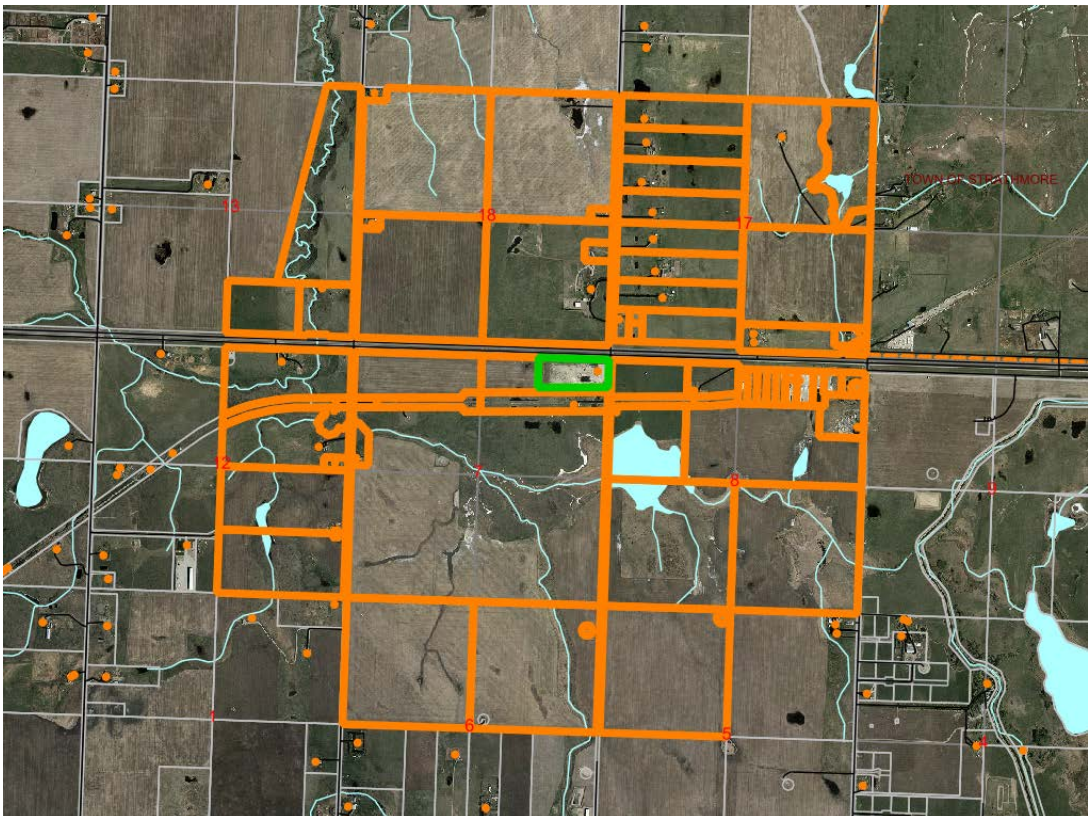




## Appendix E: CMRB and ASP (subject parcel depicted by a red star)



## Appendix G: Circulation Area





## Appendix H: Photos







# WHEATLAND COUNTY

Where There's Room to Grow



## Request for Decision

December 10, 2019

Resolution No. \_\_\_\_\_

Date Prepared November 22, 2019

### Subject

Decision-making topic title

**DP 2019-123** The purpose of this application is for dog breeding and boarding facility - Defined as a Kennel.

**Location:** Plan 741 1110, Block 4, SE-6-24-25-4

### Recommendation

Clear resolution answering – what/who/how/when

**RECOMMENDATION: That Municipal Planning Commission choose Option #1 to approve DP 2019-123, for a Kennel subject to conditions noted in Appendix A of the Development Permit 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 proposal is to operate a kennel for the purpose of occasionally boarding client dogs with the main focus being the breeding of dogs. A total of 10 adult dogs and their puppies are to be residing on the property at any given time. The couple who own/reside on the property will be the primary care givers for the dogs with one offsite employee who will be assisting in business operations.

### Relevant Policy / Practices / Legislation

Cite existing policies, practices and/or legislation

3.7 Municipal Development Plan (MDP)

9.1 Land Use Bylaw (LUB) 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

**OPTIONS:**

Staff proposes the following 3 possible options for Municipal Planning Commission to consider:

Option #1: That Municipal Planning Commission approve DP 2019-123, for a Kennel subject to conditions noted in Appendix A of the Development Permit Report and that:

- with the stated conditions of approval, the Development Authority has determined that the proposed Kennel complies with the County's Land Use Bylaw rules and regulations.

Option #2: That Municipal Planning Commission refuse the application with reasons given.

Option #3: That Municipal Planning Commission provide an alternative recommendation of Municipal Planning Commission's choosing.

**RECOMMENDATION:**

That Municipal Planning Commission choose Option #1 to approve DP 2019-123, for a Kennel subject to conditions noted in Appendix A of the Development Permit Report based on the following;

- The proposal aligns with the Municipal Development Plan.
- The proposed application aligns with the prescribed uses of the Agricultural General (AG) District and all other mandatory provisions of the Land Use Bylaw.
- It provides an opportunity for Economic Development.

**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

Advise applicant of the decision.

Submitted  
by:



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Suzanne Hayes  
Development Officer

Reviewed  
by:



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Sherry Baers  
Manager of Planning & Safety  
Codes Services



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



**WHEATLAND COUNTY**

**Where There's Room to Grow**



## **DEVELOPMENT PERMIT REPORT**

Municipal Planning Commission

December 10, 2019

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**DEVELOPMENT PERMIT NUMBER:** DP 2019-123

**PROPOSAL:** Kennel

**LEGAL DESCRIPTION:** Plan 741 1110, Block 4, SE-6-24-25-4

**LOCATION:** Approx. 4.02 km (2.5 miles) east of Cheadle

**PARCEL SIZE:** 40.53-acre parcel

**ZONING:** Agricultural General (AG)

---

### **DETAILS OF PROPOSAL:**

A kennel permit had been approved for this parcel in 1977 and had been operating intermittently since that time by different owners. There is a letter on file dated from 2006 indicating the County was aware a kennel was operating at that time. The County recently received a complaint regarding barking dogs and the owner confirmed that a kennel had ceased operating at some point but had begun operating again.

The Land Use Bylaw States:

*4.9.3 If a use that is the result of a Development Permit ceases to operate for a period of twelve (12) consecutive months, it shall be considered void. A new application would be required by the Applicant for the use.*

This application has been submitted to obtain the proper permits which would allow the kennel to operate legally.

The proposal is to operate a kennel for the purpose of occasionally boarding client dogs with the main focus being the breeding of dogs. A total of 10 adult dogs and their puppies to be residing on the property at any given time. The couple who own/reside on the property will be the primary care givers for the dogs with one offsite employee who will be assisting in business operations.

The business will be operating out of the home, the fenced yard areas, as well as one additional building to be added for dog sleeping accommodations, no outdoor storage will be required. Anticipated client visits are 2-3 clients per week coming to view dogs and puppies with visits scheduled Monday to Sunday from 7:00 AM to 8:00 PM. Client parking will be in the existing driveway of the property.

The addition of a new kennel building will allow the dogs another sleeping accommodation and shelter.

Since there have been recent complaints related to the kennel, staff are recommending a 1-year term to see if issues related to the concerns have been rectified.

### **RELEVANT POLICY/LEGISLATION**

#### **CALGARY METROPOLITAN REGIONAL BOARD (CMRB):**

The application is located within the Calgary Metropolitan Regional Board Plan Area, but is not amending a statutory plan, therefore no review is required by the Board.

#### **MUNICIPAL DEVELOPMENT PLAN (MDP):**

The proposal aligns with Section 3.7.1 of the MDP as it encourages the expansion and diversification of the County's commercial and industrial base and facilitates employment for residents within close proximity to their places of residence.

#### **AREA STRUCTURE PLAN (ASP)**

The application falls outside of any area structure plans.

#### **LAND USE BYLAW (LUB):**

- 4.7.6 The Development Authority may approve a time-limited Development Permit for a specified limited time period where it is the opinion of the Development Authority that the use is of a temporary nature, or should only be approved on a temporary basis.

#### **Definition:**

**Kennel** means a development where dogs over the age of 90 days are cared for, maintained, boarded, bred, or trained and the landowner receives compensation for such activities. This definition excludes all livestock. Dog shows for entertainment purposes are also included in this use.

The subject property has a land use designation of Agricultural General (AG).

#### **9.1 Agricultural General District (AG)**

A Kennel is a Discretionary Use in the AG District.



## 9.1 Agricultural General District (AG)



### Purpose and Intent

The purpose and intent of this district is to promote and accommodate agricultural land uses that support the goals and objectives of the Municipal Development Plan and preserve the agrarian character of the County.

### Permitted and Discretionary Uses

- a) The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw:

Permitted	Discretionary
Accessory Building / Structure	Abattoir
Agricultural Operation <sup>1</sup>	Agricultural Processing – Major
Agricultural Processing – Minor	Bed and Breakfast
Dwelling, Clustered Farm	Composting Facility
Dwelling, Manufactured	Day Home
Dwelling, Modular	Dwelling, Accessory
Dwelling, Moved On	Dwelling, Temporary
Dwelling, Secondary Suite	Equestrian Centre
Dwelling, Single Detached	Farm Gate Sales
Farm Building	Greenhouse, Public
Greenhouse, Private	Home-Based Business, Type 2
Shipping Container	Home-Based Business, Type 3
Signs not requiring a Development Permit <sup>1</sup>	Kennel
Solar Panel, Ground Mount <sup>1</sup>	Nursery
Solar Panel, Structure Mount <sup>1</sup>	Shooting Range, Minor
Stripping and Grading <sup>1</sup>	Signs requiring a Development Permit <sup>*</sup>
WECS (micro) <sup>1</sup>	Stockpile
WECS (Category 1) <sup>1</sup>	Tower

## 8.14 Kennels

### 8.14.1 General Regulation

- a) Kennels are not allowed in residential hamlet districts.

### 8.14.2 Dog facilities

- a) Any building or exterior exercise area(s) used for the canines need to be at least 76.2 m (250.0 ft) away from any neighboring homes.
- b) All kennel buildings or exterior exercise area(s) cannot be located in the front yard.

### 8.14.3 Manure Management

- a) A manure management plan may be required by the Development Authority.
- b) All kennels are to operate in a manner acceptable to Alberta Health Services



**CIRCULATION COMMENTS:**

AGENCY CIRCULATION	
Alberta Health Services	
INTERNAL CIRCULATION	
Internal File Review	No Concerns
NEIGHBOUR CIRCULATION	
To landowners within 1 mile	No Concerns

**OPTIONS:**

Staff proposes the following 3 possible options for Municipal Planning Commission to consider:

Option #1: That Municipal Planning Commission approve DP 2019-123, for a Kennel subject to conditions noted in Appendix A of the Development Permit Report and that:

with the stated conditions of approval, the Development Authority has determined that the proposed Kennel complies with the County's Land Use Bylaw rules and regulations.

Option #2: That Municipal Planning Commission refuse the application with reasons given.

Option #3: That Municipal Planning Commission provide an alternative recommendation of Municipal Planning Commission's choosing.

**RECOMMENDATION:**

That Municipal Planning Commission choose Option #1 to approve DP 2019-123, for a Kennel subject to conditions noted in Appendix A of the Development Permit Report based on the following;

- The proposal aligns with the Municipal Development Plan.
- The proposed application aligns with the prescribed uses of the Agricultural General (AG) District and all other mandatory provisions of the Land Use Bylaw.
- It provides an opportunity for Economic Development.

## Appendix A:

1. This development permit is issued solely for the purpose of a dog breeding and occasional boarding facility with the addition of an additional building for dog sleeping accommodations – Defined as a Kennel.
2. No Variances have been granted.
3. Development shall proceed according to Agricultural General (AG) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
4. No permanent development shall occur on or over any utility right of way or easement.
5. Applicant to ensure approach is developed to County standards. Please contact Wheatland County Transportation & Infrastructure assistance for details 403-934-3321.
6. Business to remain consistent with application details and Letter of Intent. Number of adult dogs allowed onsite for the breeding operation not to exceed 10 adult dogs.
7. Applicant to ensure fencing is adequate to ensure animals are contained within designated areas.
8. No parking is allowed on municipal roads.
9. Applicant to submit a dog waste management plan to the satisfaction of Wheatland County.
10. No waste from the business will be disposed of at the County Waste Transfer Sites.
11. Animals to be housed indoors during the hours of 8:00 PM to 8:00 AM.
12. Permit to be issued for a 1-year term expiring December 10, 2020 to ensure no further complaints are received.

### NOTES:

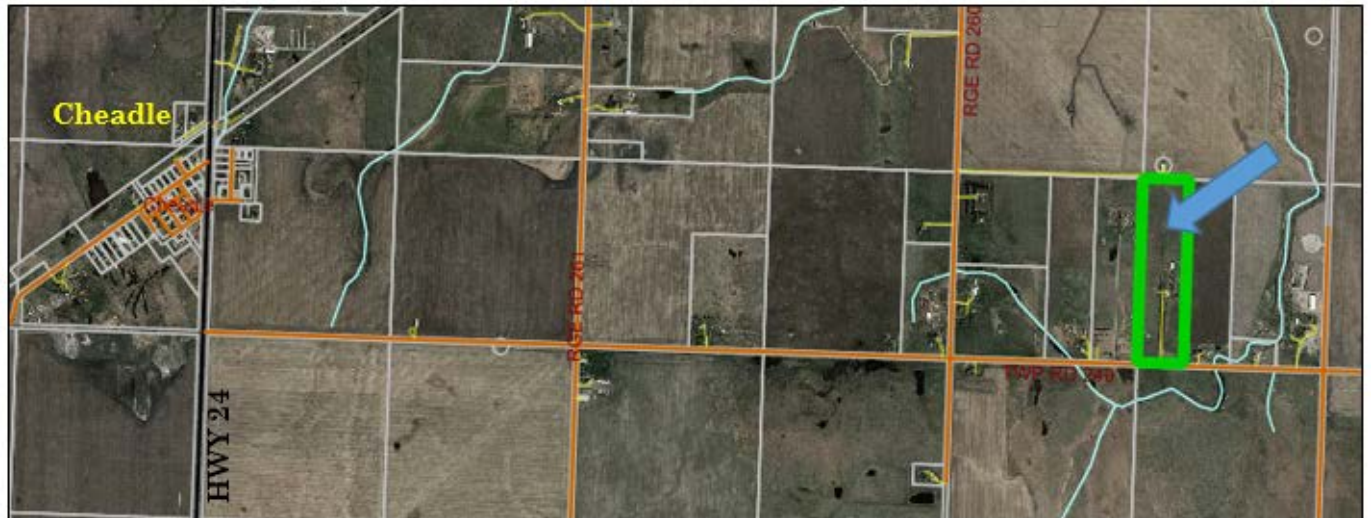
- ALL CONSTRUCTION SHALL CONFORM TO ALBERTA SAFETY CODE REGULATIONS.
- DEVELOPMENT SHALL MEET ALL PROVINCIAL AND FEDERAL LEGISLATION.
- APPLICANT TO CONSULT WITH ALBERTA HEALTH SERVICES REGARDING POTENTIAL RECOMMENDATIONS.



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Suzanne Hayes, Development Officer

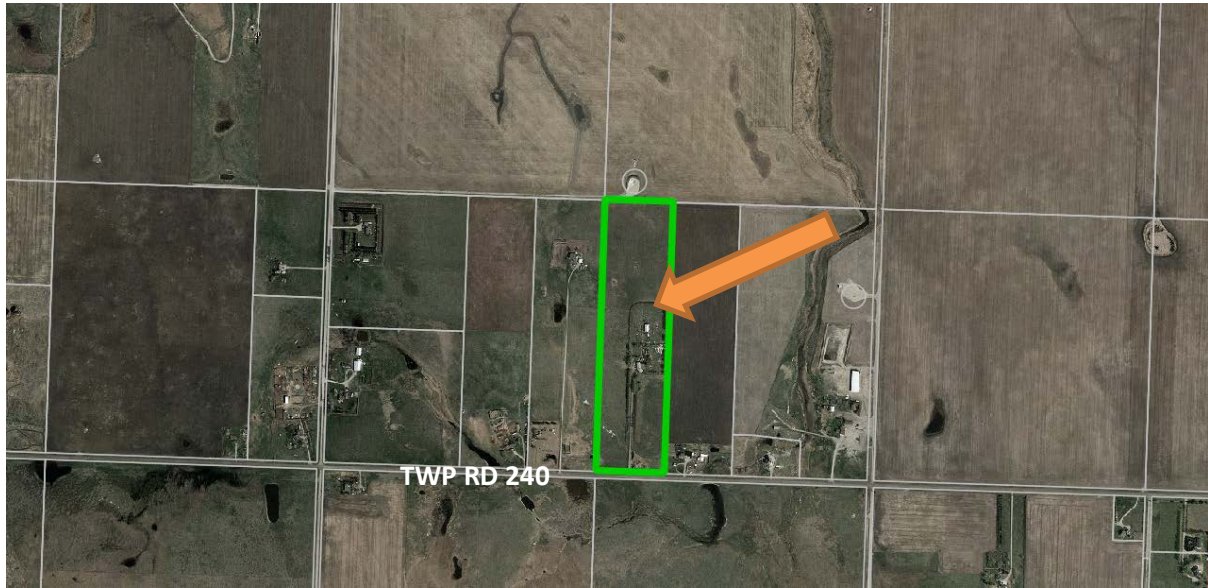
## Appendix B: Location Plan



## Appendix C: Site Plan

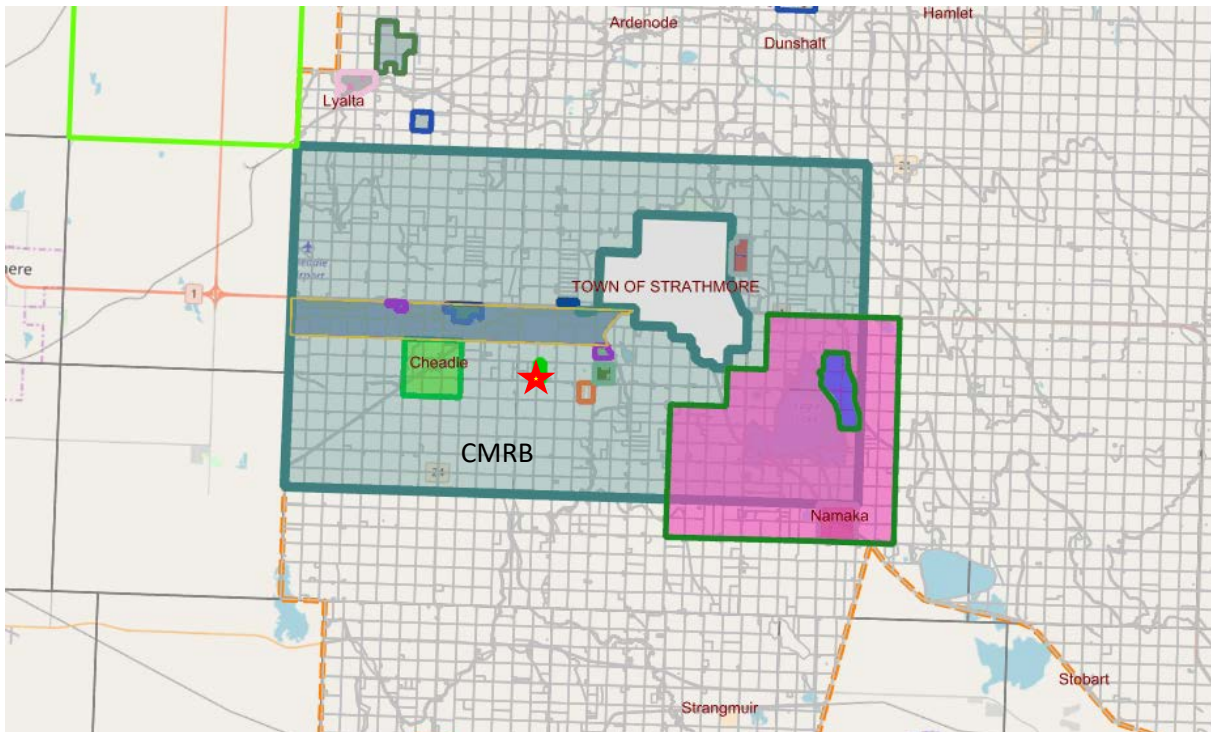


## Appendix D: Aerial Photos

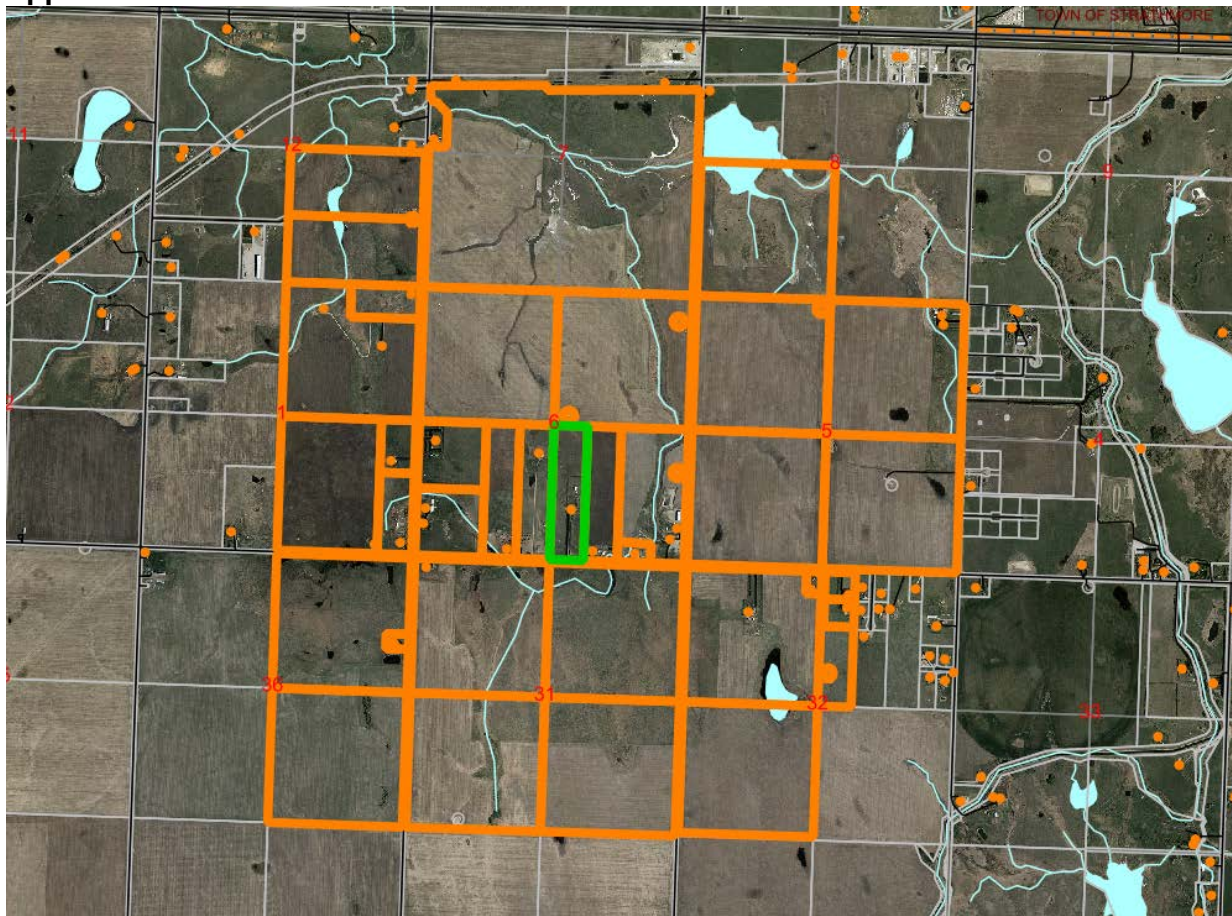




## Appendix E: CMRB and ASP (subject parcel indicated by red star)



## Appendix G: Circulation Area





## Appendix H: Photos

### Fenced dog run area adjacent to dwelling





**November 30, 2019**

Wheatland County  
Hwy 1  
RR1  
Strathmore, Alberta  
T1P1J6

**Dear Wheatland County:**

RE: DP 2019-123 Proposal for a Kennel located at Plan 741 1110 Block 4 SE-6-24-25-4

We received a letter in the mail recently regarding this proposed application for a kennel permit. We have resided in this location since 1998 and have had Alpine View Pet Spa for a neighbor to the west of us for the same length of time. The only time we hear the kennel is during the winter months when sounds travel much easier, and those times are when the animals are being fed. The noise during this time is extremely energetic but short lived. Other than this time you would not be aware that the kennel is even located in our area.

I cannot say the same thing for the location that looking to apply for the kennel license with the main focus being the breeding of dogs. The dogs at this location bark continuously throughout the course of the whole day. We spend a great deal of time outside and have found that there is more noise coming out of the location that is not a kennel than the kennel located west of us.

On occasion when the dogs have entered our property and we went to speak to the owner of said dog we were met with a less than neighborly response to our request to keep the dogs at home.

In reading the proposed application there is a number of 10 adult dogs and their puppies which could possibly number over 50 animals at any given time. That is a conservative number and could possibly be higher. Nowhere within the letter does it state how these numbers will be monitored and verified. With the present level of barking that occurs we wonder what level of noise we can expect should this permit be granted.

Recently we have had the pleasure of having Township Road 240 go from a gravel road to a paved road. Since that has happened the vehicle traffic has increased significantly and a few of those people using Township Road 240 seem to be unable to read the speed limit signs. Residents need to be very careful in entering and exiting their property because of the increase in traffic and the rate of speed that they travel. Adding additional traffic to Township Road 240 may create some chaos as there is nothing in the letter to state how signage to the proposed breeding kennel and their hours of service.

We suggest that further information for control measures be provided to area residents before this permit is granted.

Sincerely,

**Jan Morris and Calvin Hanson**



Dear Wheatland County:

RE: DP 2019-123 Proposal for a Kennel located at Plan 741 1110 Block 4 SE-6-24-25-4

We have lived in our home now for 2 years, and have had a few meets with the owners of the applicant due to their dogs on the loose. The dogs at this location bark continuously throughout the course of the whole day and evening while we are closing our facility or are in the yard late outside. The noise bylaw we are required to follow for our facility, is quiet time between 9pm and 7am, this is not followed we feel, as we hear barking frequently later than this, during the night and early mornings.

We were told a while ago, Animal Care Center was called to vaccinate multiple pets on the property. As there was there was an outbreak of Parvo virus in the current facility, this virus can stay active for 10 years in the dirt. We feel this is a potential health threat to puppies there, as well as being in such a close vicinity to our business. This does not show a very strong control of basic health measures of the animals entering onto the property, as we were advised it was a random rescue brought to them.

As well, complaints have been sent to SPCA concerning the health of dogs and them visiting to assess them in the past. The future expansion of what is currently operating as a breeding facility and becoming more on the side of boarding, being larger and more dogs on site is a major concern for the health and safety of the dogs. We suggest that further information as in business plan, or health and safety plan, vaccine records and vet partnership for accreditation and monitoring be implemented in order to care for and manage the current amount of dogs on site.

In reading the proposed application there is a number of 10 adult dogs and their puppies (litters of 5-10 pups) proposed, which could possibly put the numbers to over 50-100 animals at any given time. That is a conservative number and could possibly be higher. In our experience with boarding dogs, that is a significant amount of dogs that two people, and possibly one employee will struggle with handling on a daily basis. The amount of cleaning, sterilization and fecal removal would be significantly more than we deal with for example, and have two employees plus our management staff available to help with daily.

We kindly ask that this application is not approved to expand to boarding, a larger facility and more traffic, as it will greatly affect the community noise currently, with concern for health and safety of dogs in their care presently, future and in the rare case our facility if there are disease break outs again.

Sincerely,

Michael and Kyla Janes



# WHEATLAND COUNTY

Where There's Room to Grow



## Request for Decision

December 10, 2019

Resolution No. \_\_\_\_\_

Date Prepared November 22, 2019

### Subject

Decision-making topic title

**DP 2019-147** The purpose of this application to obtain approval for a Sea Can Storage and Distribution Facility- Defined as Medium Industrial.

**Location:** SW-15-24-24-4

### Recommendation

Clear resolution answering – what/who/how/when

**RECOMMENDATION: That Municipal Planning Commission choose Option #1 to approve DP 2019-147, for an Industrial, Medium use subject to conditions noted in Appendix A of the Development Permit 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 proposal is to operate a business that rents and sells shipping containers (sea cans) which would be stored and transported from the subject parcel to other storage sites or to customer locations as required.

### Relevant Policy / Practices / Legislation

Cite existing policies, practices and/or legislation

### 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

**OPTIONS:**

Staff proposes the following 3 possible options for Municipal Planning Commission to consider:

Option #1: That Municipal Planning Commission approve DP 2019-147, for Industrial, Medium subject to conditions noted in Appendix A of the Development Permit Report and that:

- with the stated conditions of approval, the Development Authority has determined that the proposed Industrial, Medium Business complies with the County's Land Use Bylaw rules and regulations.

Option #2: That Municipal Planning Commission refuse the application with reasons given.

Option #3: That Municipal Planning Commission provide an alternative recommendation of Municipal Planning Commission's choosing.

**RECOMMENDATION:**

That Municipal Planning Commission choose Option #1 to approve DP 2019-147, for an Industrial, Medium use subject to conditions noted in Appendix A of the Development Permit Report based on the following;

- The proposal aligns with the Municipal Development Plan, and the Land Use Bylaw.
- The use is surrounded by and is compatible with other uses industrial uses in the area.
- It provides an opportunity for Economic Development.

**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

Advise applicant of the decision.

Submitted  
by:

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Suzanne Hayes  
Development OfficerReviewed  
by:

---

Sherry Baers  
Manager of Planning & Safety  
Codes Services

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



**WHEATLAND COUNTY**

**Where There's Room to Grow**



## **DEVELOPMENT PERMIT REPORT**

Municipal Planning Commission  
December 10, 2019

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**DEVELOPMENT PERMIT NUMBER:** DP 2019-147

**PROPOSAL:** Industrial Medium – Sea Can Storage & Distribution

**LEGAL DESCRIPTION:** SW-15-24-24-4

**LOCATION:** Directly East of the Wheatland County Office

**PARCEL SIZE:** 153.09 acre parcel

**ZONING:** Industrial General (IG)

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### **DETAILS OF PROPOSAL:**

The proposal is to operate a business that rents and sells shipping containers (sea cans) which would be stored and transported from the subject parcel to other storage sites or to customer locations as required.

No business related buildings will be necessary at this location and the sea cans will remain empty while stored on-site. Product inventory will range from 5-30 sea cans at any given time and there will be no hazardous materials, product noise, odor or other nuisances anticipated for business operations.

Traffic will be approximately 1-2 trucks per week delivering to the parcel with very minimal client visits expected as the purpose of the site is for storage and distribution only. There will be 1 employee on site as required. Hours of operation are from 8:00 AM to 5:00 PM Monday to Friday.

### **RELEVANT POLICY/LEGISLATION**

#### **CALGARY METROPOLITAN REGIONAL BOARD (CMRB):**

The proposal falls just outside the eastern border of the CMRB plan area.

#### **MUNICIPAL DEVELOPMENT PLAN (MDP):**

The proposed Industrial, Medium business aligns with Section 3.7.1 of the MDP as it allows for diversification of the County's commercial and industrial tax base, and is an economic development opportunity.

#### **AREA STRUCTURE PLAN (ASP)**

The application falls just outside of the northern boundary of the Eagle Lake Area structure plan.



## LAND USE BYLAW (LUB):


**Definition:** Industrial, Medium means the use of land, buildings and/or structures for an industrial activity that creates adverse impacts beyond the boundaries of the site for which the associated activity takes place due to appearance, emission of contaminants, noise, traffic volume, odor, fire, explosive hazards or dangerous goods. Characteristics of Industrial, Medium may include:

- a) Light to moderate open storage
- b) May have a retail or wholesale component that is subordinate to the principal use
- c) Moderate nuisance factors may extend past the boundaries of the site
- d) Moderate hazardous industry present.

The subject property has a land use designation of Industrial General (IG). Industrial, Medium is a Discretionary Use in this District.

### Permitted and Discretionary Uses

- a) The following uses shall be permitted or discretionary with or without conditions provided that the application complies with the regulations of this district and this Bylaw:

Permitted	Discretionary
Accessory Building / Structure	Agricultural Processing - Major
Agricultural Operation	Auction Mart
Agricultural Processing - Minor	Automotive and Equipment Services
Agricultural Support Services	Composting Facility
Commercial Storage	Dwelling, Employee
Contractor Service	Industrial, Medium 
Essential Public Service	Mechanical Repair Shop
Food and Beverage Production	Medical Marihuana Production Facility (Only considered within the WH1ASP)
Greenhouse, Public	Signs requiring a Development Permit <sup>^</sup>
Industrial, Light	Tower
Office	Warehouse Sales
Outdoor Storage	WECS (Category 1)
Recreational Vehicle Storage	Work Camp
Service Station	
Shipping Container	
Signs not requiring a Development Permit <sup>1</sup>	
Solar Panel, Ground Mount	
Solar Panel, Structure Mount <sup>1</sup>	
Stripping and Grading <sup>1</sup>	
Stockpile	
Veterinary Clinic	
Warehouse Storage	

## CIRCULATION COMMENTS:

AGENCY CIRCULATION	
Alberta Transportation	A Roadside Development Permit has been obtained.
Lynx Energy	A crossing agreement has been signed due to the placement of the pipeline Right of Way on the site.

AGENCY CIRCULATION	
INTERNAL CIRCULATION	
Planner	<p>Suggestions for plans to be submitted for the entire IG 153 acre IG parcel since the site continues to be built out. Recommended plans included: A stormwater master plan, an emergency response plan with consideration to the internal road structure, a landscaping plan and potentially an area concept plan for the entire site.</p> <p>Follow Up: Staff agreed that the entire Industrial quarter section needs to be considered and at which point these plans would be required.</p>
NEIGHBOUR CIRCULATION	
To landowners within 1 mile	No Concerns

### OPTIONS:

Staff proposes the following 3 possible options for Municipal Planning Commission to consider:

- Option #1: That Municipal Planning Commission approve DP 2019-147, for Industrial, Medium subject to conditions noted in Appendix A of the Development Permit Report and that:
- with the stated conditions of approval, the Development Authority has determined that the proposed Industrial, Medium Business complies with the County's Land Use Bylaw rules and regulations.
- Option #2: That Municipal Planning Commission refuse the application with reasons given.
- Option #3: That Municipal Planning Commission provide an alternative recommendation of Municipal Planning Commission's choosing.

### RECOMMENDATION:

That Municipal Planning Commission choose Option #1 to approve DP 2019-147, for an Industrial, Medium use subject to conditions noted in Appendix A of the Development Permit Report based on the following;

- The proposal aligns with the Municipal Development Plan, and the Land Use Bylaw.
- The use is surrounded by and is compatible with other uses industrial uses in the area.
- It provides an opportunity for Economic Development.

## Appendix A:

### Option #1:

1. This development permit is issued solely for the purpose of a Sea Can Storage and Distribution Facility – Defined as Industrial, Medium.
2. No Variances have been granted.
3. Development shall proceed according to Industrial General (IG) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
4. No permanent development shall occur on or over any utility right of way or easement.
5. Applicant to ensure and changes and/or improvements to the approach are developed to County standards. Please contact Wheatland County Transportation & Infrastructure assistant for details 403-934-3321.
6. Development to remain consistent with submitted application, Letter of Intent and all approved plans and procedures which form the application and have been deemed to be appropriate.
7. Any change in the use or intensity requires the approval of the Development Authority.

### NOTES:

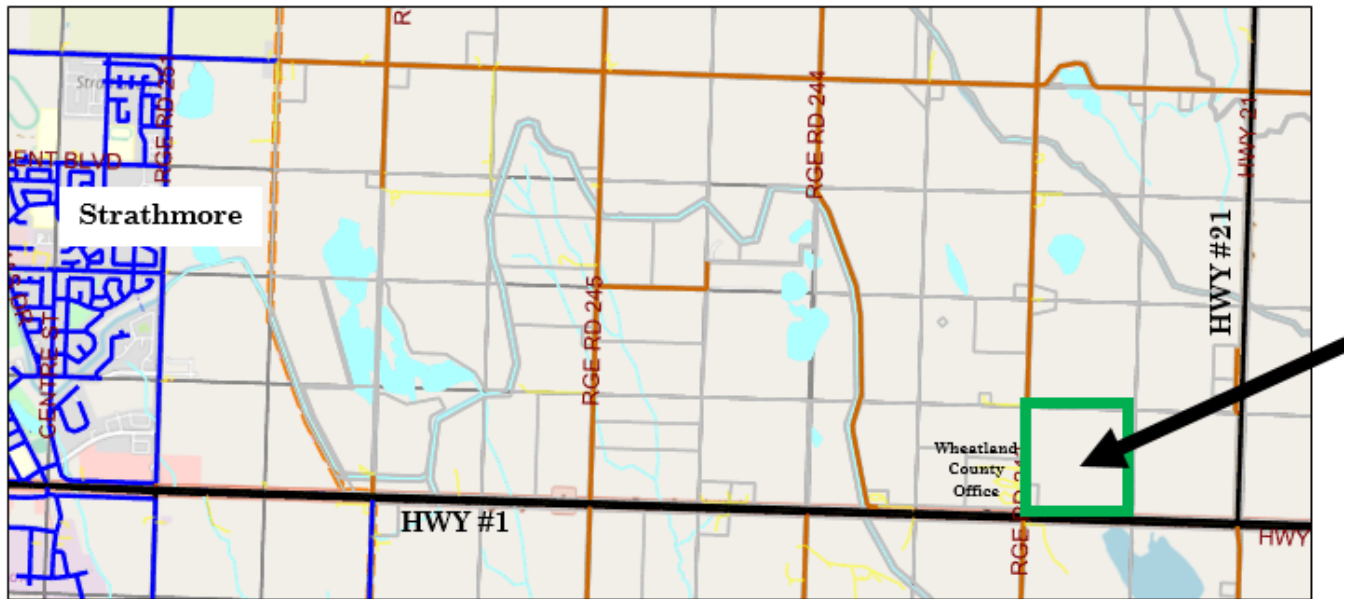
- ALL CONSTRUCTION SHALL CONFORM TO ALBERTA SAFETY CODE REGULATIONS.
- DEVELOPMENT SHALL MEET ALL PROVINCIAL AND FEDERAL LEGISLATION.



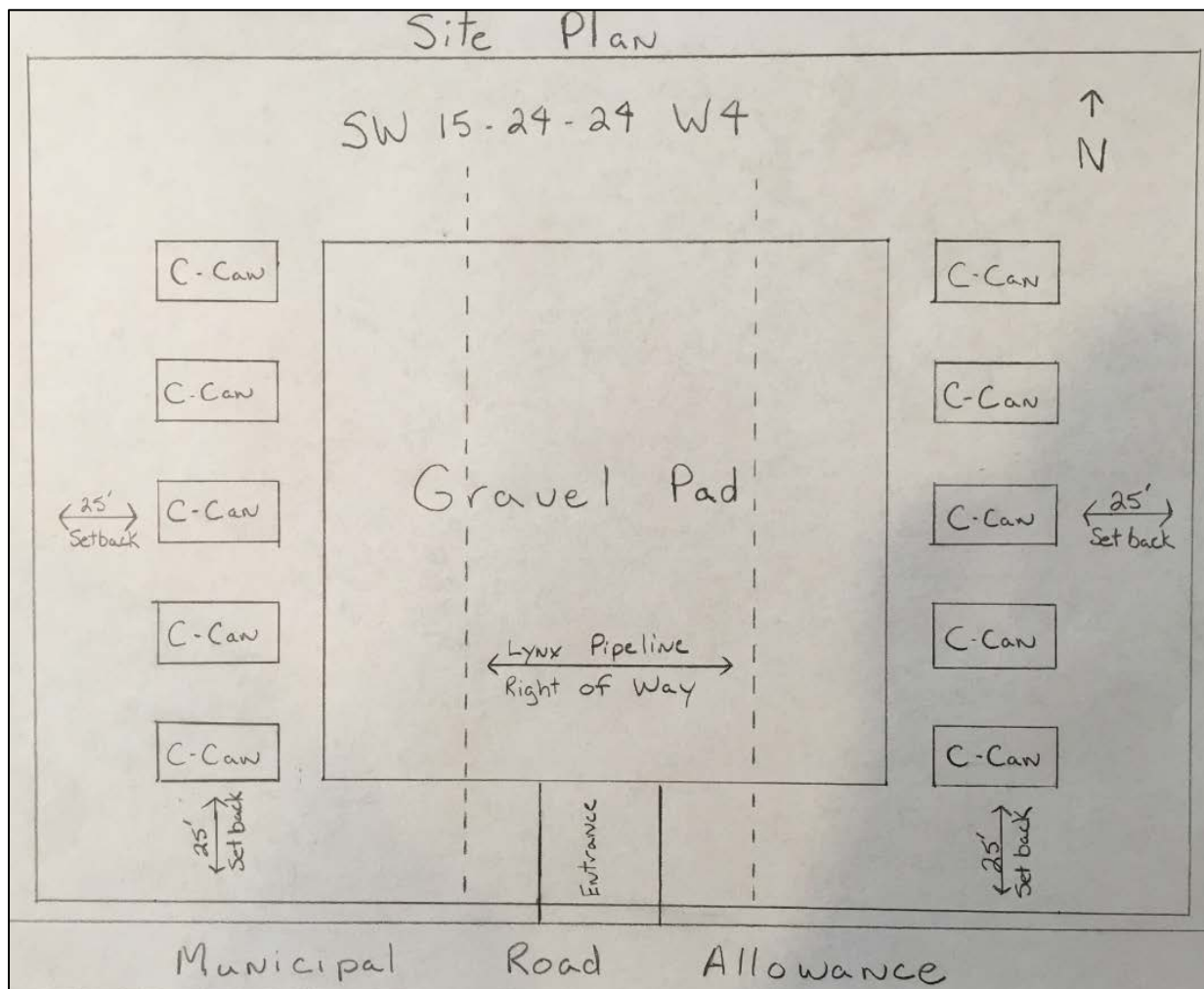
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Suzanne Hayes, Development Officer

## Appendix B: Location Plan



## Appendix C: Site Plan



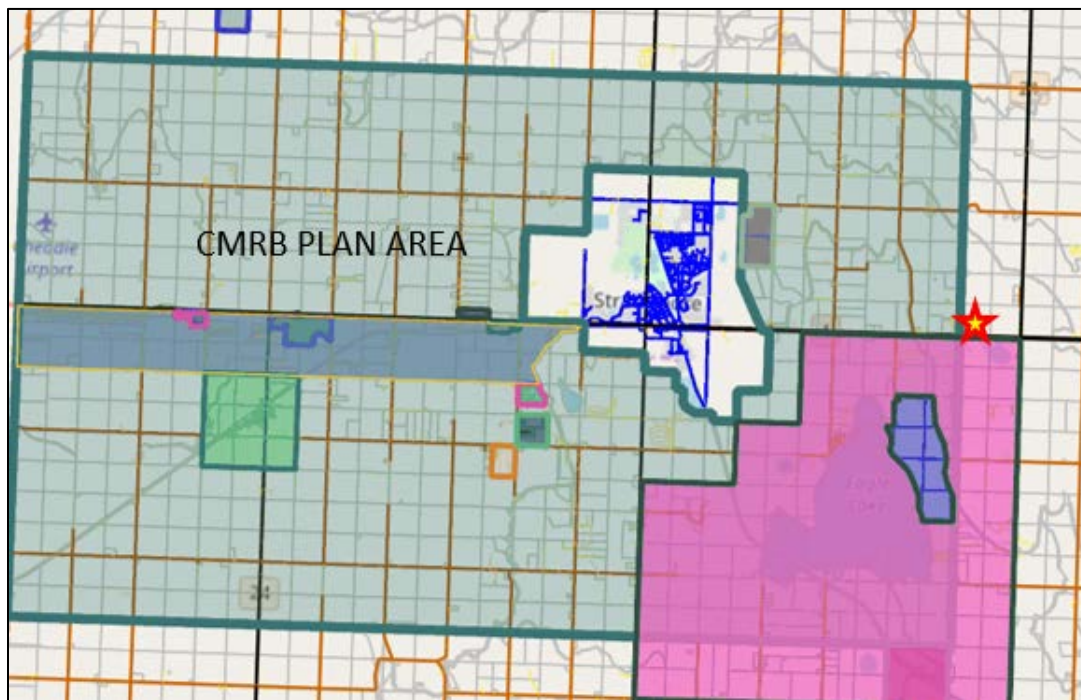
## Appendix D: Aerial Photos



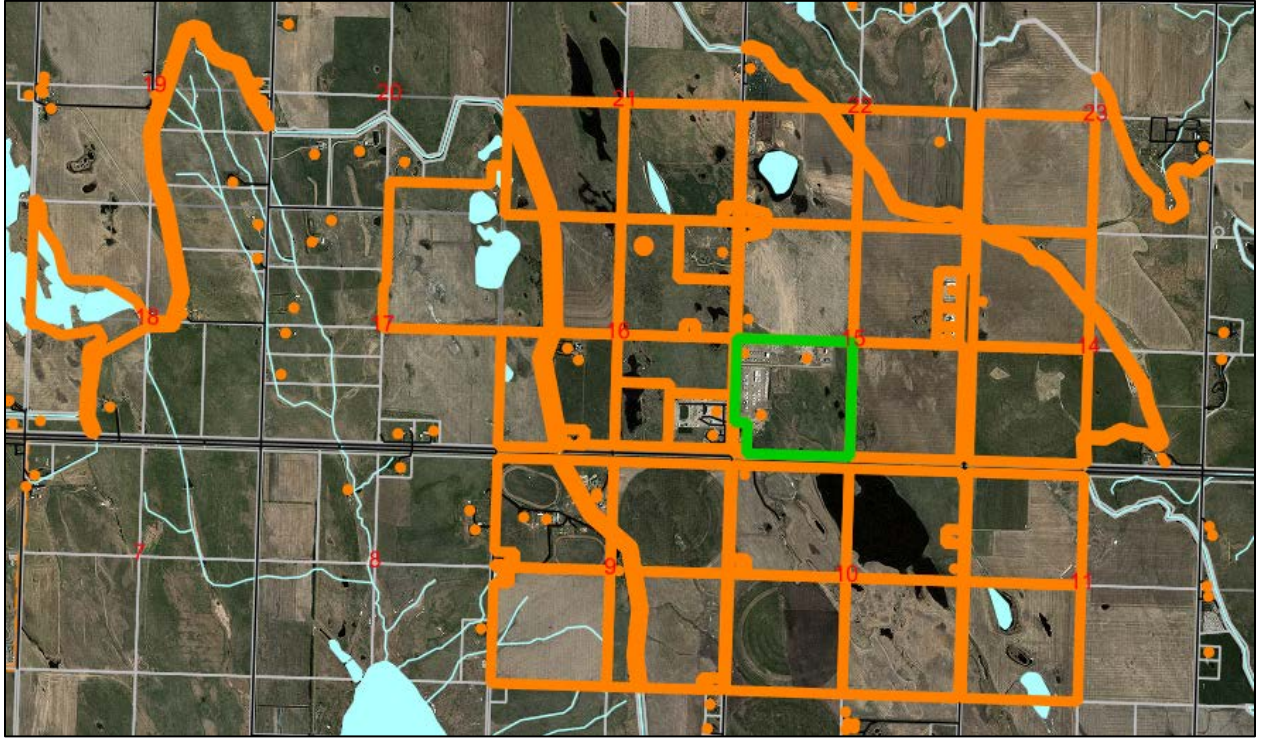




Appendix E: CMRB and ASP (subject parcel indicated by red star)



## Appendix F: Circulation Area





# WHEATLAND COUNTY

Where There's Room to Grow



## Request for Decision

December 10, 2019

Resolution No. \_\_\_\_\_

Date Prepared November 26, 2019

### Subject

Decision-making topic title

**DP 2019-166** The purpose of this application is to obtain approval for a Dog Boarding and Grooming Facility- Defined as a Kennel.

**Location:** Plan 921 2103, Block 1, NW-33-21-25-4

### Recommendation

Clear resolution answering – what/who/how/when

**RECOMMENDATION: That Municipal Planning Commission choose Option #1 to approve DP 2019-166 for a Kennel subject to conditions noted in Appendix A of the Development Permit 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 Kennel was originally granted a permit as a Secondary Use Business in 2011 with a subsequent renewal approved in 2014. In 2018 a permit was granted to construct a new kennel building onsite to replace the existing structure which was damaged due to overland flooding. The new building is still in the process of being constructed. This application has been made because the previous Secondary Use Business permit was temporary and has expired. Under the current Land Use Bylaw, a Kennel permit is now issued as a permanent permit.

### Relevant Policy / Practices / Legislation

Cite existing policies, practices and/or legislation



**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

**OPTIONS:**

Staff proposes the following 3 possible options for Municipal Planning Commission to consider:

Option #1: That Municipal Planning Commission approve DP 2019-166, for a Kennel subject to conditions noted in Appendix A of the Development Permit Report and that:

- with the stated conditions of approval, the Development Authority has determined that the proposed Kennel complies with the County's Land Use Bylaw rules and regulations.

Option #2: That Municipal Planning Commission refuse the application with reasons given.

Option #3: That Municipal Planning Commission provide an alternative recommendation of Municipal Planning Commission's choosing.

**RECOMMENDATION:** That Municipal Planning Commission choose Option #1 to approve DP 2019-166 for a Kennel subject to conditions noted in Appendix A of the Development Permit Report based on the following;

- The proposal aligns with the Municipal Development Plan.
- The proposed application aligns with the prescribed uses of the Country Residential (CR) District and all other mandatory provisions of the Land Use Bylaw.
- The kennel has been operating in this location since 2011 with no complaints.

The proposal provides an opportunity for Economic Development.

**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

Advise applicant of the decision.

Submitted  
by:



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Suzanne Hayes  
Development Officer

Reviewed  
by:



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Sherry Baers  
Manager of Planning & Safety  
Codes Services



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





**WHEATLAND COUNTY**

**Where There's Room to Grow**



## **DEVELOPMENT PERMIT REPORT**

Municipal Planning Commission  
December 10, 2019

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**DEVELOPMENT PERMIT NUMBER:** DP 2019-166

**PROPOSAL:** Kennel

**LEGAL DESCRIPTION:** Plan 921 2103, Block 1, NW-33-21-25-4

**LOCATION:** Approx. 1.61 km (1 mile) east of Speargrass

**PARCEL SIZE:** 1.78 ha (4.39 acre) parcel

**ZONING:** Country Residential (CR)

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### **DETAILS OF PROPOSAL:**

The Kennel was originally granted a permit as a Secondary Use Business in 2011 with a subsequent renewal approved in 2014. In 2018 a permit was granted to construct a new Kennel building onsite to replace the existing structure which was damaged due to overland flooding. The new building is still in the process of being constructed. This application has been made because the previous Secondary Use Business permit was temporary and has expired. Under the current Land Use Bylaw, a Kennel permit is now issued as a permanent permit.

The proposal is to operate a dog boarding facility with optional dog washing and grooming, and a small retail component. With the completion of the new kennel building, the business is requesting an increase to the maximum number of dogs boarded onsite from 25 to 30. In addition to heavy gauge chain link enclosures, new free standing pens will also be incorporated to allow flexibility in pen size.

The new kennel building will provide housing for the boarded dogs and space for dog washing, grooming and some indoor storage. The business offers a pet taxi service which travels to and from the site 3-4 times per week helping to reduce the number of customer visits to the site to 5-6 per week by appointment only, Monday to Saturday 9:00 am to 6:00 pm. Dogs are outside during the day on 'rotation' as per their specific personality and needs and are housed indoors at night. The new building is constructed with magnesium panels to reduce noise levels within the building.

One of the conditions of the previous permit was that the applicant supply a letter from a certified veterinarian endorsing the kennel, the applicant has submitted a veterinary inspection report dated August 2019 indicating the suitability of the current kennel operation. Additionally, the partially constructed new building was examined and it was noted that it would be an acceptable

facility for housing an additional 5 dogs.

Due to further information recently obtained, Wheatland County will no longer be asking for this veterinary letter as a condition of kennel approvals.

### **RELEVANT POLICY/LEGISLATION**

#### **CALGARY METROPOLITAN REGIONAL BOARD (CMRB):**

The proposal falls outside of the CMRB plan area.

#### **INTERMUNICIPAL DEVELOPMENT PLAN (IDP):**

The proposal is located within the Vulcan County IDP area and was circulated to Vulcan County. No response had been received at the time this report was drafted.

#### **MUNICIPAL DEVELOPMENT PLAN (MDP):**

The proposal aligns with Section 3.7.1 of the MDP as it encourages the expansion and diversification of the County's commercial and industrial base, and facilitates employment for residents within close proximity to their places of residence.

#### **AREA STRUCTURE PLAN (ASP)**

The application falls just outside of the eastern boundary of the Speargrass Area Structure Plan.

#### **LAND USE BYLAW (LUB):**

##### **Definition:**

**Kennel** means a development where dogs over the age of 90 days are cared for, maintained, boarded, bred, or trained and the landowner receives compensation for such activities. This definition excludes all livestock. Dog shows for entertainment purposes are also included in this use.

The subject property has a land use designation of Country Residential (CR), a Kennel is a discretionary use in the CR District.

## **9.3 Country Residential District (CR)**

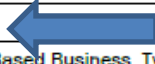


### **Purpose and Intent**

The purpose is to provide for acreage development for predominantly residential purposes that is aligned with the policies of the Municipal Development Plan.

### **Permitted and Discretionary Uses**

- a) The following uses shall be permitted or discretionary with or without conditions provided that the application complies with the regulations of this district and this Bylaw:

Permitted	Discretionary
Accessory Building / Structure	Bed and Breakfast
Agricultural Operation <sup>2</sup>	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 <sup>^</sup>
Farm Building <sup>2</sup>	Tower
Greenhouse, Private	
Home-Based Business, Type 2	
Shipping Container	
Signs not requiring a Development Permit <sup>1</sup>	
Solar Panel, Ground Mount <sup>1</sup>	
Solar Panel, Structure Mount <sup>1</sup>	
Stripping and Grading <sup>1</sup>	
WECS (micro) <sup>1</sup>	
WECS (Category 1) <sup>1</sup>	

## 8.14 Kennels

### 8.14.1 General Regulation

- a) Kennels are not allowed in residential hamlet districts.

### 8.14.2 Dog facilities

- a) Any building or exterior exercise area(s) used for the canines need to be at least 76.2 m (250.0 ft) away from any neighboring homes.
- b) All kennel buildings or exterior exercise area(s) cannot be located in the front yard.

### 8.14.3 Manure Management

- a) A manure management plan may be required by the Development Authority.
- b) All kennels are to operate in a manner acceptable to Alberta Health Services

## CIRCULATION COMMENTS:

AGENCY CIRCULATION	
Vulcan County	No Response at the time of this report

AGENCY CIRCULATION	
Alberta Health Services	No Response at the time of this report
INTERNAL CIRCULATION	
Internal File Review	No Concerns
NEIGHBOUR CIRCULATION	
To landowners within 1 mile	No Concerns

### **OPTIONS:**

Staff proposes the following 3 possible options for Municipal Planning Commission to consider:

Option #1: That Municipal Planning Commission approve DP 2019-166, for a Kennel subject to conditions noted in Appendix A of the Development Permit Report and that:

- with the stated conditions of approval, the Development Authority has determined that the proposed Kennel complies with the County's Land Use Bylaw rules and regulations.

Option #2: That Municipal Planning Commission refuse the application with reasons given.

Option #3: That Municipal Planning Commission provide an alternative recommendation of Municipal Planning Commission's choosing.

### **RECOMMENDATION:**

That Municipal Planning Commission choose Option #1 to approve DP 2019-166 for a Kennel subject to conditions noted in Appendix A of the Development Permit Report based on the following:

- The proposal aligns with the Municipal Development Plan.
- The proposed application aligns with the prescribed uses of the Country Residential (CR) District and all other mandatory provisions of the Land Use Bylaw.
- The kennel has been operating in this location since 2011 with no complaints.
- The proposal provides an opportunity for Economic Development.

## Appendix A:

### Option #1:

1. This development permit is issued solely for the purpose of a dog boarding and grooming facility – Defined as a Kennel.
2. No Variances have been granted.
3. Development shall proceed according to Country Residential (CR) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
4. No permanent development shall occur on or over any utility right of way or easement.
5. Applicant to ensure approach is developed to County standards. Please contact Wheatland County Transportation & Infrastructure assistance for details 403-934-3321.
6. Business to remain consistent with application details and Letter of Intent. Number of dogs allowed to be boarded onsite not to exceed 30 animals.
7. Applicant to ensure fencing is adequate to ensure animals are contained within designated areas.
8. No parking of business-related vehicles is allowed on County roads.
9. Applicant to submit a dog waste management plan to the satisfaction of Wheatland County.
10. No waste from the business will be disposed of at the County Waste Transfer Sites.
11. Animals to be housed indoors during the hours of 8:00 PM to 8:00 AM.

### NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO ALBERTA SAFETY CODE REGULATIONS.
- DEVELOPMENT SHALL MEET ALL PROVINCIAL AND FEDERAL LEGISLATION.
- APPLICANT TO CONSULT WITH ALBERTA HEALTH SERVICES REGARDING RECOMMENDATIONS.



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Suzanne Hayes, Development Officer

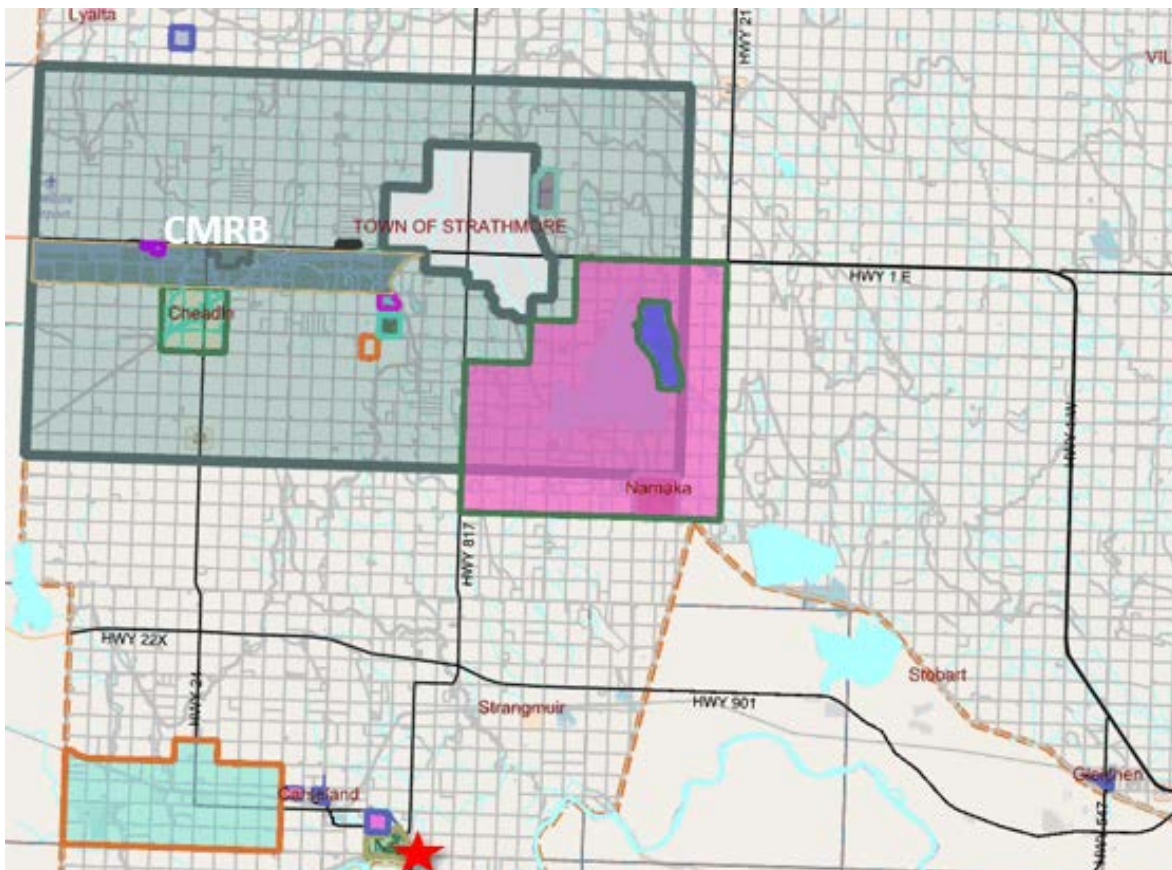


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## Appendix D: Aerial Photo

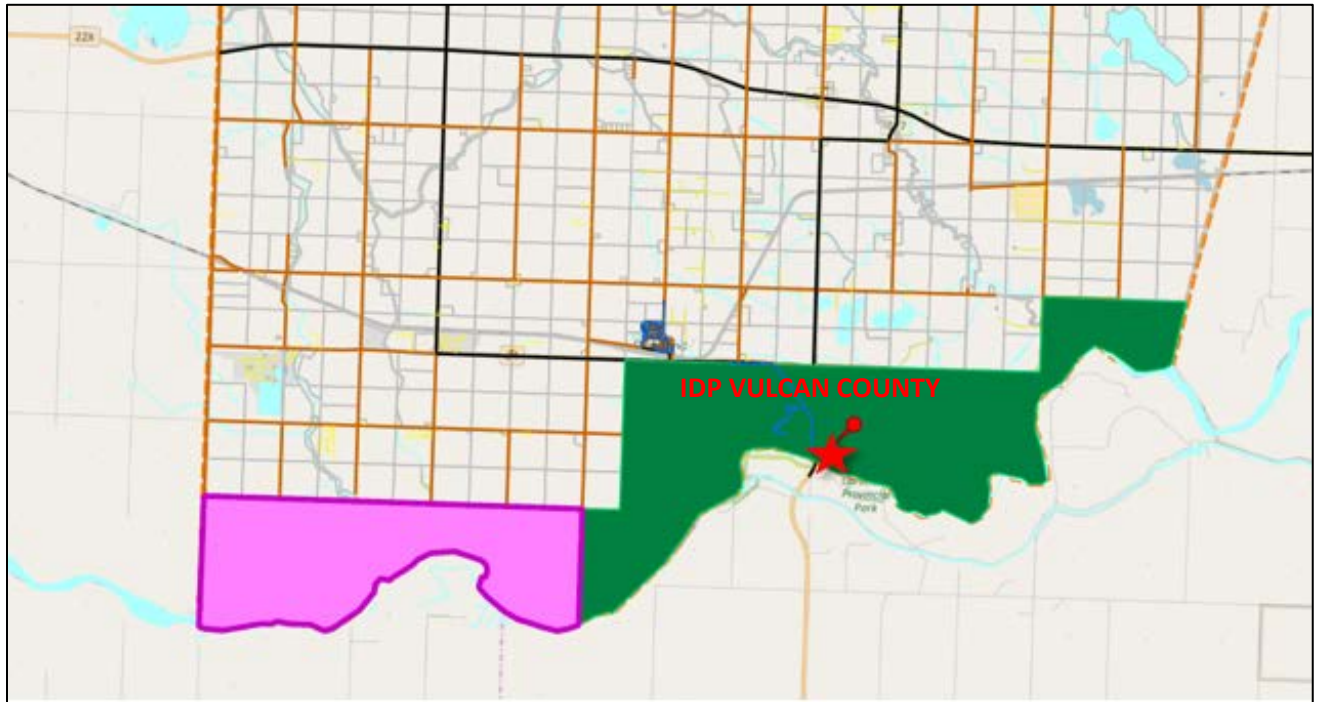


## Appendix E: CMRB, ASP (subject parcel indicated by red star)

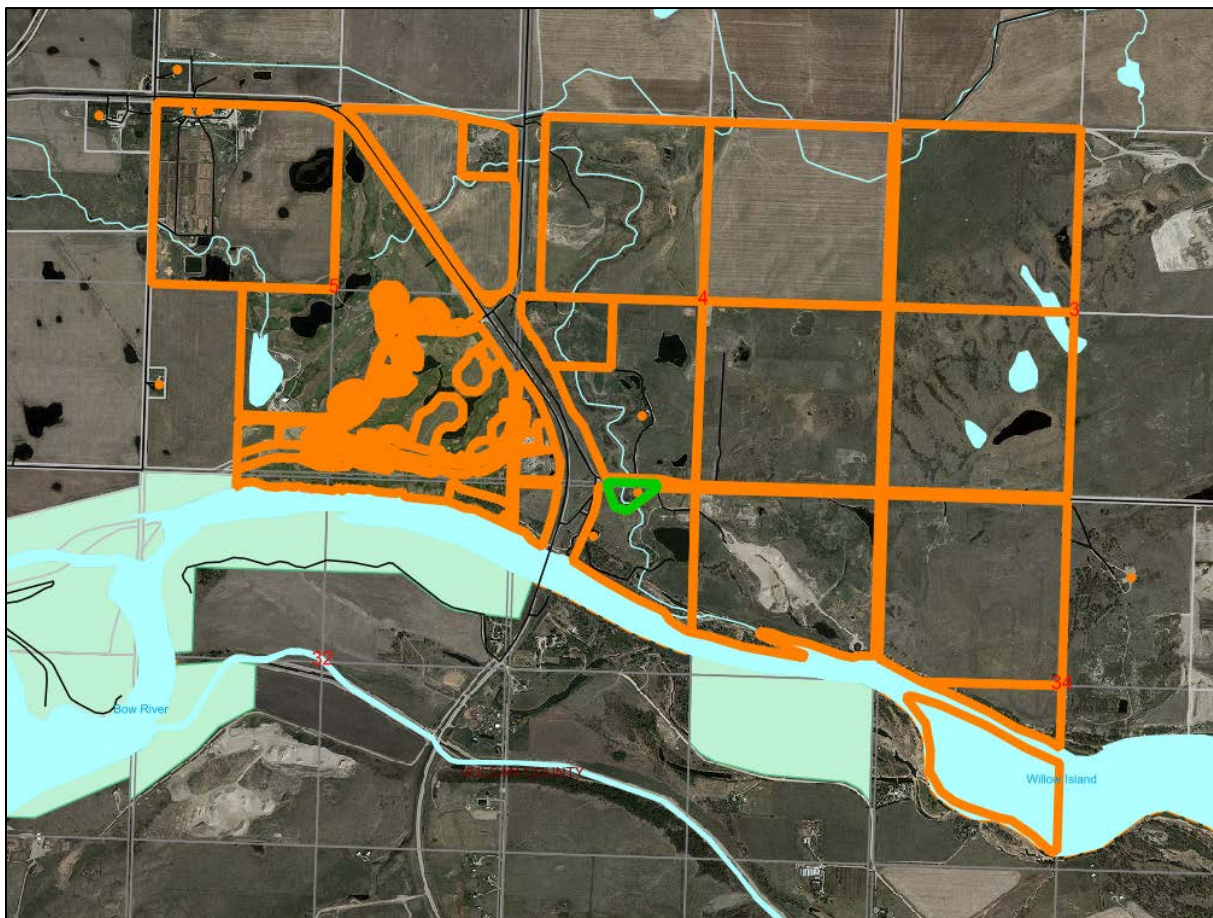




**Appendix F: Vulcan County IDP (subject parcel indicated by red star)**



**Appendix G: Circulation Area**





## Appendix H: Photos

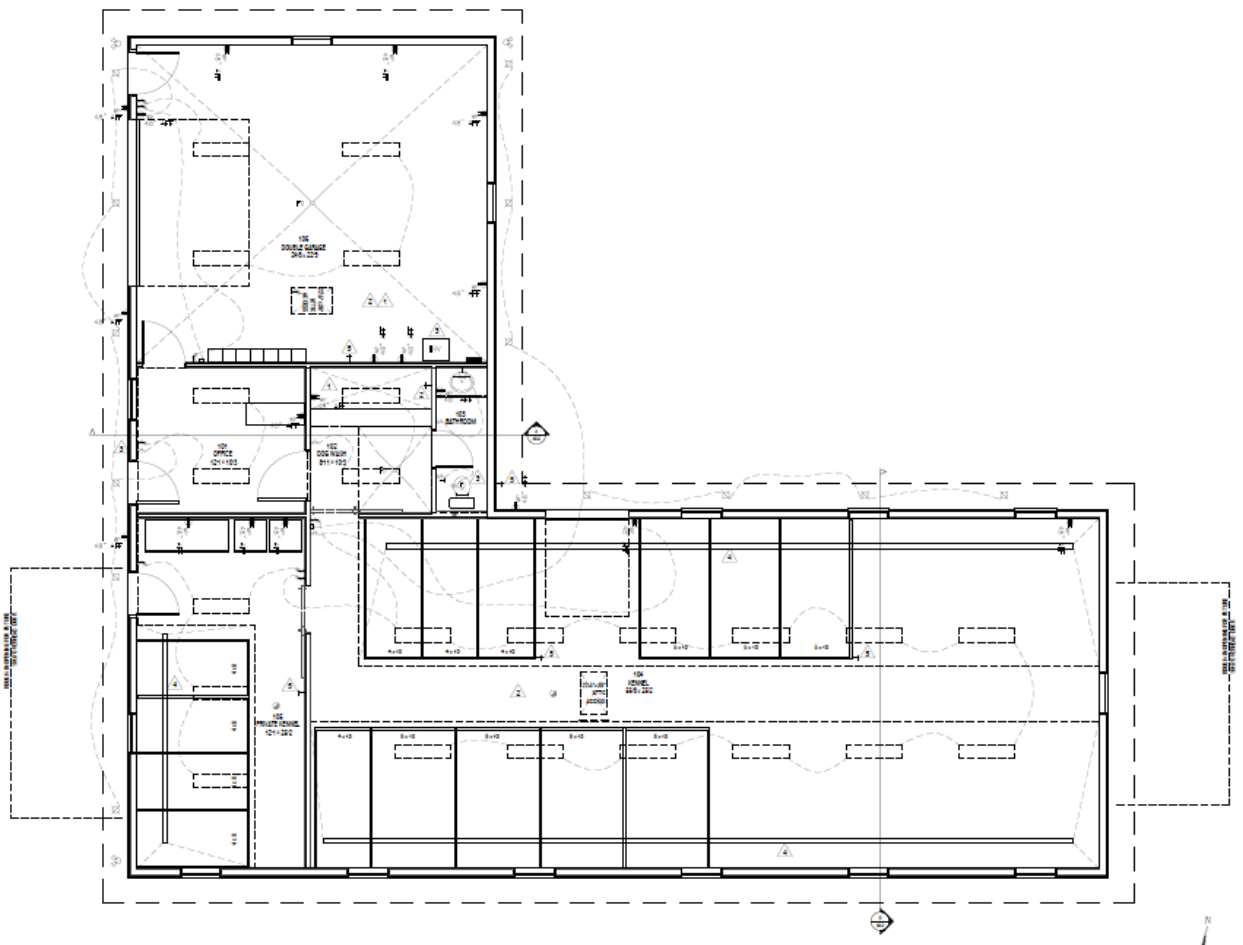
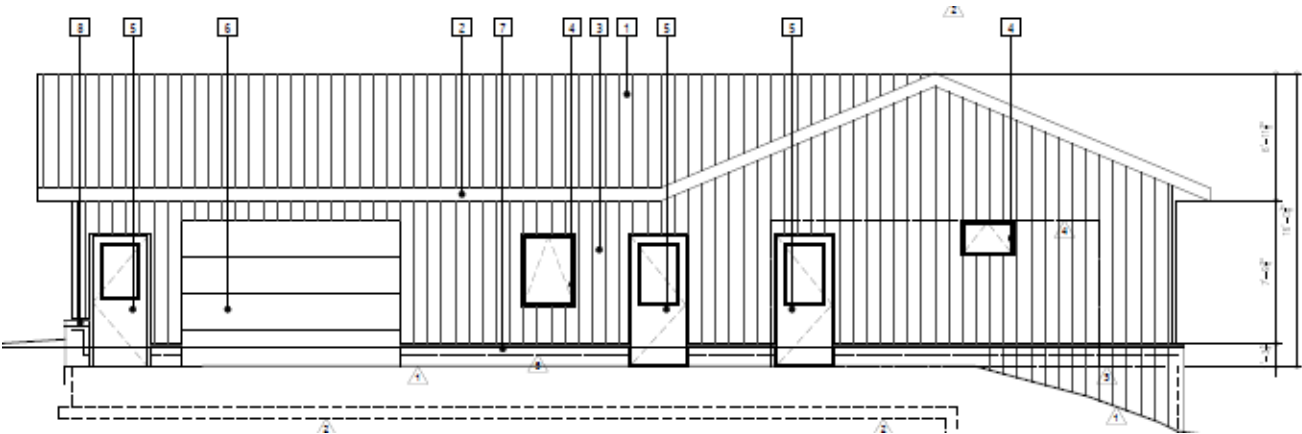
### Fenced Area for Dogs



### Inside of Existing Kennel Building



New Kennel Building







# WHEATLAND COUNTY

Where There's Room to Grow

## Request for Decision

December 10, 2019

Resolution No. \_\_\_\_\_

Date Prepared November 25, 2019

### Subject

Decision-making topic title

**DP 2019-168** The purpose of this application to obtain approval for a used Dwelling Modular within the hamlet of Gleichen - Defined as Dwelling, Modular.

**Location:** Plan 821 0968, Block 4, Lot 1, Gleichen

### Recommendation

Clear resolution answering – what/who/how/when

**RECOMMENDATION: That Municipal Planning Commission choose Option #1 to approve DP 2019-168, for a Dwelling, Modular subject to conditions noted in Appendix A of the Development Permit 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 applicants are proposing to move a 1260 sq. ft. modular home onto a bare lot within the hamlet of Gleichen. The home was constructed in 2001 and meets the A277 requirement and all other provisions of the Land Use Bylaw. Because the proposed dwelling is a used home (has been previously occupied on another site), Wheatland County will require a refundable deposit (if the application is approved) until all the exterior finishes are completed.

### Relevant Policy / Practices / Legislation

Cite existing policies, practices and/or legislation

**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

**OPTIONS:**

Staff proposes the following 3 possible options for Municipal Planning Commission to consider:

Option #1: That Municipal Planning Commission approve DP 2019-168, for a Dwelling, Modular subject to conditions noted in Appendix A of the Development Permit Report and that:

- with the stated conditions of approval, the Development Authority has determined that the proposed Dwelling, Modular complies with the County's Land Use Bylaw rules and regulations.

Option #2: That Municipal Planning Commission refuse the application with reasons given.

Option #3: That Municipal Planning Commission provide an alternative recommendation of Municipal Planning Commission's choosing.

**RECOMMENDATION: That Municipal Planning Commission choose Option #1 to approve DP 2019-168, for a Dwelling, Modular subject to conditions noted in Appendix A of the Development Permit Report based on the following;**

- The proposed Dwelling, Accessory aligns with 3.61 of the MDP.
- The proposed application aligns with the prescribed uses of the Hamlet Residential General (HRG) District and all other mandatory provisions of the Land Use Bylaw.
- The proposed Dwelling, Accessory fits with the context of the area, which is primarily residential in nature.

**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

Advise applicant of the decision.

Submitted  
by:

---

Suzanne Hayes  
Development OfficerReviewed  
by:

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Sherry Baers  
Manager of Planning & Safety  
Codes Services

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



**WHEATLAND COUNTY**

**Where There's Room to Grow**



## **DEVELOPMENT PERMIT REPORT**

Municipal Planning Commission  
December 10, 2019

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**DEVELOPMENT PERMIT NUMBER:** DP 2019-168

**PROPOSAL:** Dwelling, Modular (Used)

**LEGAL DESCRIPTION:** Plan 821 0968, Block 4, Lot 1, Gleichen

**LOCATION:** Within the hamlet of Gleichen

**PARCEL SIZE:** 6238 sq. ft.

**ZONING:** Hamlet Residential General (HRG)

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### **DETAILS OF PROPOSAL:**

The applicants are proposing to move a 1260 sq. ft. modular home onto a bare lot within the hamlet of Gleichen. The home was constructed in 2001 and meets the A277 requirement and all other provisions of the Land Use Bylaw. Because the proposed dwelling is a used home (has been previously occupied on another site), Wheatland County will require a refundable deposit (if the application is approved) until all the exterior finishes are completed.

Within the LUB a modular home is defined as follows:

***Dwelling Modular** means a residential building containing one dwelling unit built in a factory in one or more sections, suitable for long term occupancy, and designed to be transported to a suitable site. Modular Dwellings, must confirm to CSA A277 standards and have a minimum floor area length to width ratio of 3:1. This definition also includes Ready-to-mote (RTM) dwellings.*

The proposed dwelling meets the requirements of the Land Use Bylaw for a modular dwelling, no variances have been requested.

### **RELEVANT POLICY/LEGISLATION**

#### **CALGARY METROPOLITAN REGIONAL BOARD (CMRB):**

The proposal falls outside of the CMRB plan area.

#### **MUNICIPAL DEVELOPMENT PLAN (MDP):**

The proposed Dwelling, Accessory aligns with Section 3.6.1 of the MDP as it ensures that Wheatland residents have access to a range of affordable housing types, and a diversity of housing choices, to accommodate all stages of life.

## AREA STRUCTURE PLAN (ASP)

The application falls outside of any area structure plans.

## LAND USE BYLAW (LUB):

The subject property has a land use designation of Hamlet Residential (HRG). A Dwelling, Modular is a Discretionary Use in this District.

### 9.12 Hamlet Residential General District (HRG)



#### Purpose and Intent

The purpose and intent of this district is to promote and accommodate low density residential development located in Hamlets.

#### Permitted and Discretionary Uses

- a) The following uses shall be permitted or discretionary with or without conditions provided that the application complies with the regulations of this district and this Bylaw:

Permitted	Discretionary
Accessory Building / Structure	Bed and Breakfast
Day Home	Dwelling, Modular
Dwelling, Duplex	Dwelling, Moved On
Dwelling, Secondary Suite	Dwelling, Accessory
Dwelling, Semi-Detached	Home Sales Center
Dwelling, Single Detached	Home-Based Business, Type 2
Greenhouse, Private	Signs requiring a Development Permit^
Show Home	Tower
Solar Panel, Structure Mount <sup>1</sup>	
Solar Panel, Ground Mount <sup>1</sup>	
Signs not requiring a Development Permit <sup>1</sup>	
Stripping and Grading <sup>1</sup>	
WECS (micro) <sup>1</sup>	
WECS Category 1 <sup>1</sup>	



## 8.9 Dwelling, Modular

- 8.9.1 All modular dwellings shall have Canadian Standards Association (CSA) certification and meet A277 standards. This information must be provided with a Development Permit application in the form of a picture of the related sticker.
- 8.9.2 The Development Authority reserves the right to refuse a Development Permit for a modular dwelling that is of poor appearance or conditions.
- 8.9.3 The placement of a modular dwelling on a foundation or base must be done in accordance with the requirements of the Alberta Safety Codes Act and is the responsibility of the owner.
- 8.9.4 The roofline of any addition to a modular dwelling shall not exceed the maximum building height of the district where the modular dwelling will be relocated to.
- 8.9.5 All modular dwellings shall be skirted from the ground to floor level with a durable finish that complements the existing exterior finish of the modular dwelling.
- 8.9.6 For used modular dwellings, a financial security shall be taken as per the Wheatland County Master Fee Schedule. This shall be refunded once all applicable conditions of the Development Permit are met and all exterior features are completed to the satisfaction of the Development Officer.

### CIRCULATION COMMENTS:

AGENCY CIRCULATION	
Alberta Transportation	Not performed
INTERNAL CIRCULATION	
Internal File Review	No Concerns
NEIGHBOUR CIRCULATION	
To adjacent landowners +1	No Concerns

### OPTIONS:

Staff proposes the following 3 possible options for Municipal Planning Commission to consider:

Option #1: That Municipal Planning Commission approve DP 2019-168, for a Dwelling, Modular subject to conditions noted in Appendix A of the Development Permit Report and that:

- with the stated conditions of approval, the Development Authority has determined that the proposed Dwelling, Modular complies with the County's Land Use Bylaw rules and regulations.

Option #2: That Municipal Planning Commission refuse the application with reasons given.

Option #3: That Municipal Planning Commission provide an alternative recommendation of Municipal Planning Commission's choosing.

**RECOMMENDATION:**

**That Municipal Planning Commission choose Option #1 to approve DP 2019-168, for a Dwelling, Modular subject to conditions noted in Appendix A of the Development Permit Report based on the following;**

- The proposed Dwelling, Accessory aligns with 3.61 of the MDP.
- The proposed application aligns with the prescribed uses of the Hamlet Residential General (HRG) District and all other mandatory provisions of the Land Use Bylaw.
- The proposed Dwelling, Accessory fits with the context of the area, which is primarily residential in nature.

## Appendix A:

### Option #1:

1. This Development Permit is issued solely for the purpose of allowing a used modular dwelling to be moved to a bare lot - Defined as a Dwelling, Modular.
2. No variances have been granted.
3. Development shall proceed according to Hamlet Residential General (HRG) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
4. No permanent development shall occur on or over any utility right of way or easement.
5. Applicant to ensure approach is developed to County standards. Please contact Wheatland County transportation & infrastructure assistant for details 403-934-3321.
6. Used dwelling deposit of \$5000 to be submitted and refunded upon:
  - a) Foundation finished with appropriate material.
  - b) Exterior stairs to be installed (if required).
  - c) Exterior finish (IE: siding) to the satisfaction of the Development Officer.
  - d) All roofing, windows and paint completed to the satisfaction of the Development Officer.
  - e) Any other requirements as deemed necessary by the Development Officer.
7. Applicant to submit applicable fees related to utility connection, meter refundable deposit, and meter fee in accordance with the Master Fee schedule.

### NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO ALBERTA SAFETY CODE REGULATIONS.
- DEVELOPMENT SHALL MEET ALL PROVINCIAL AND FEDERAL LEGISLATION.



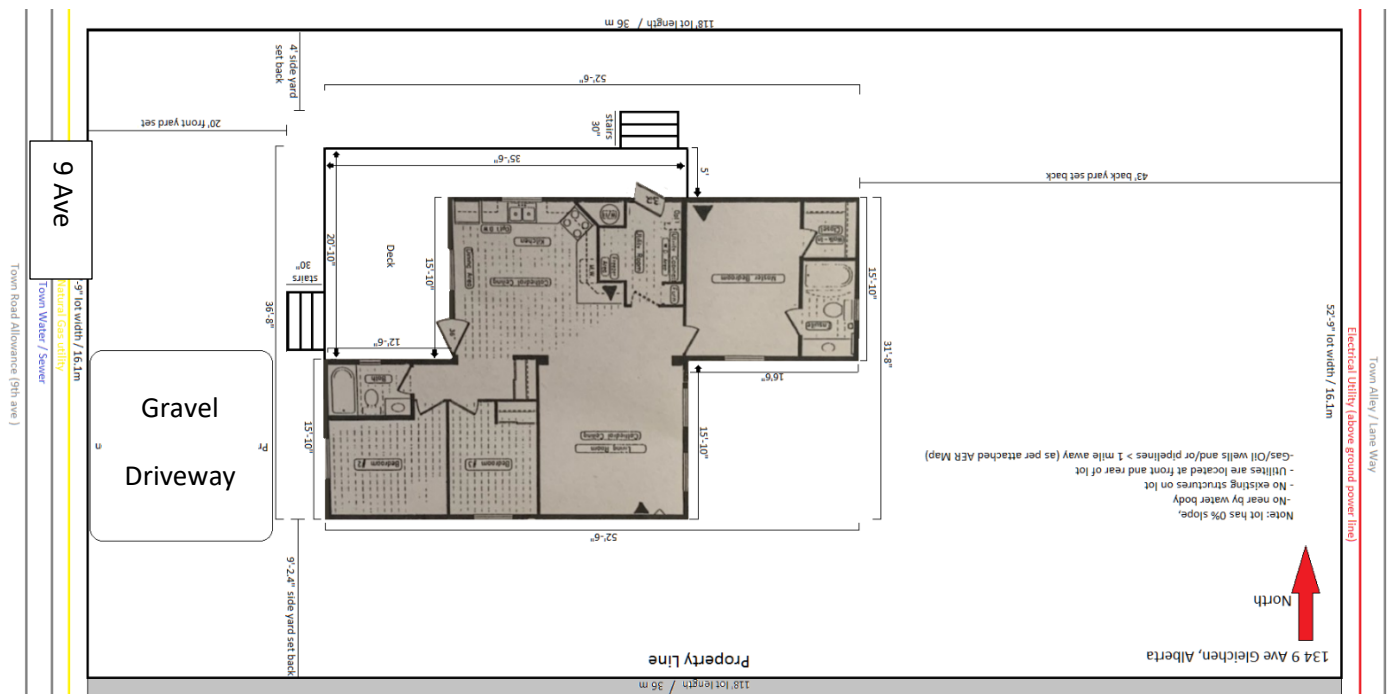
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Suzanne Hayes, Development Officer

## Appendix B: Location Plan



## Appendix C: Site Plan

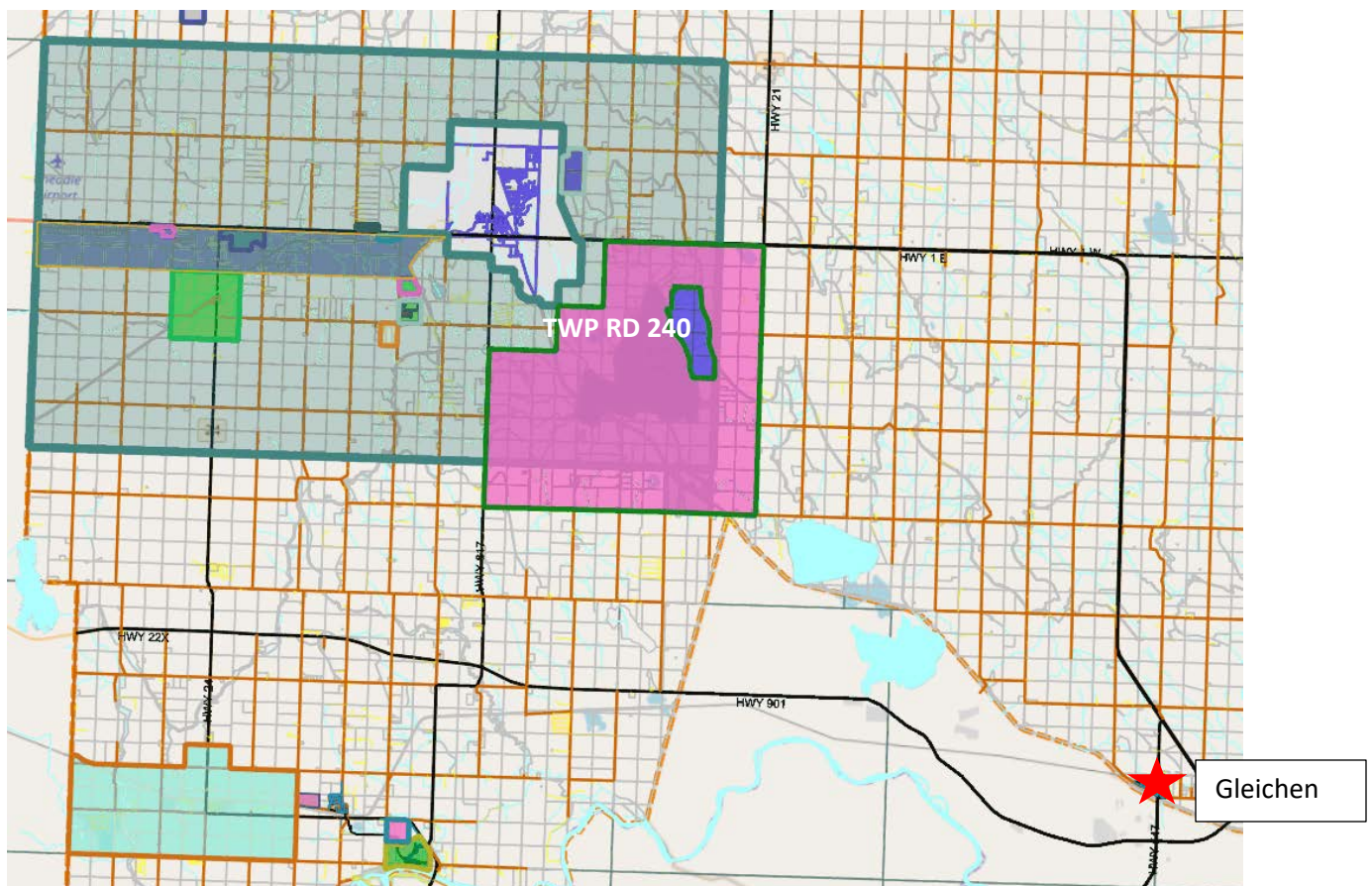




## Appendix D: Aerial Photo



## Appendix E: CMRB and ASP (subject parcel indicated by red star)

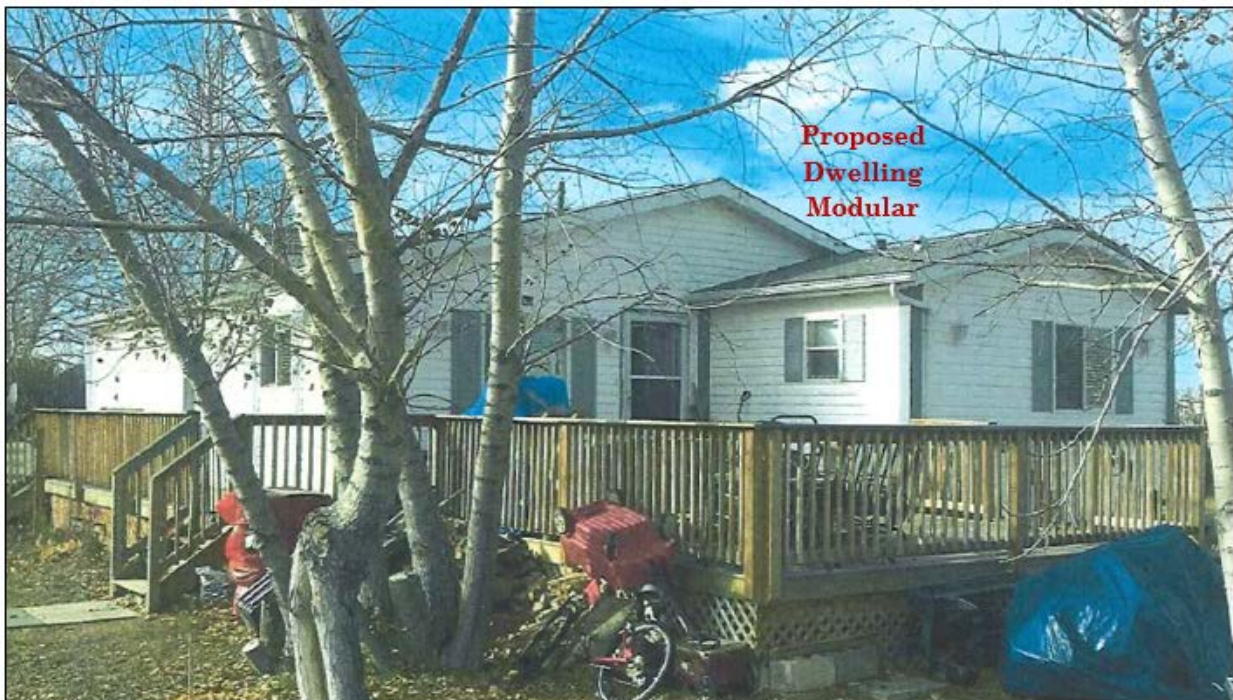


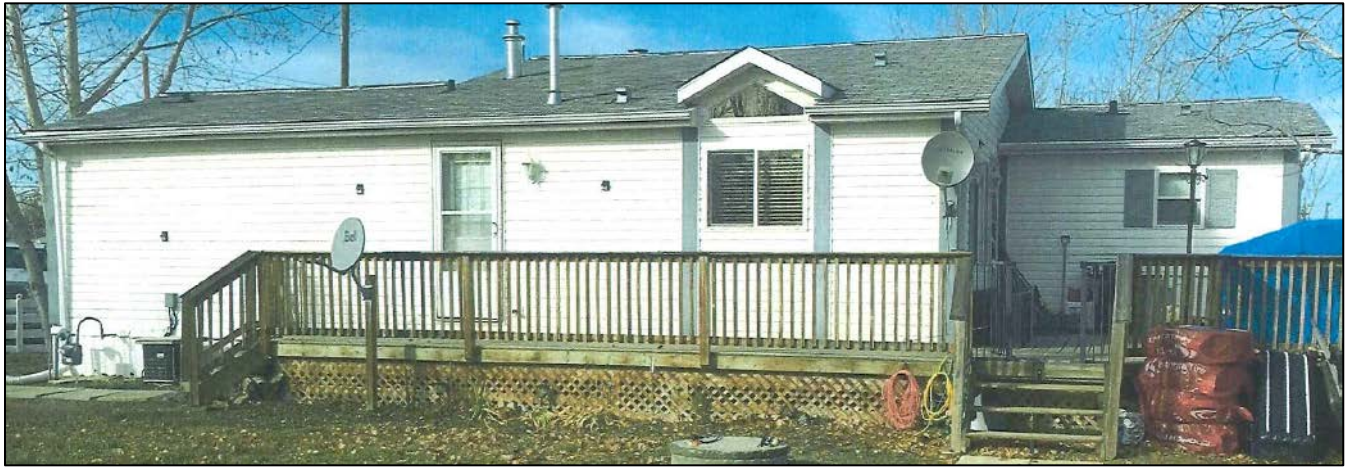


## Appendix G: Circulation Area



## Appendix H: Photos









# WHEATLAND COUNTY

Where There's Room to Grow

## Request for Decision

December 10, 2019

Resolution No. \_\_\_\_\_

Date Prepared December 2, 2019

### Subject

Decision-making topic title

SD2019-001- Subdivision to create a new title of +/-1.28 acres for a cemetery.

SE16-26-21-W4M Adjacent to Township Road 262, and 10 km Southeast of the Hamlet of Rosebud

### Recommendation

Clear resolution answering – what/who/how/when

**RECOMMENDATION: Staff recommends that the Municipal Planning Commission choose Option #1 to approve Subdivision Application SD2019-001 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 purpose of this application is to subdivide a +/- 1.28-acre parcel from a +/- 160 acre parcel located with SE-16-26-21-W4M. The +/-1.28 acre parcel was redesignated from Agricultural General to Community Service by Council on December 18, 2018 (LU-2018-09) to accommodate a future cemetery. The remaining lands within the quarter section are zoned as a Direct Control (DC-15) District.

The subdivision application was presented to the Municipal Planning Commission (MPC) at the May 14<sup>th</sup> MPC meeting (see Attachment B – original subdivision report). Alberta Health Services (AHS) raised concerns about the high-water table depth with the future use of a cemetery and requested a technical report to confirm that there is no high groundwater table (seasonal or otherwise) within 1 meter of the proposed grave depth. The information had not been received at the time of the MPC meeting; therefore, MPC made the motion to defer a decision on the subdivision application until the groundwater report was completed. The applicant submitted the following reports in response to AHS's request:

- 1) Installation and Monitoring of Temporary Groundwater Monitoring Standpipe, within the SE 16-2-26-21-W4M, prepared by JASA Engineering Inc., May 29, 2019.
- 2) As-Built Site Plan – of areas around existing slough at Midwest Colony within the SE 16-2-26-21-W4M, from JASA Engineering Inc., June 17, 2019.
- 3) Midwest Colony – Proposed Cemetery Site – Ground Water Monitoring within the SE 16-2-26-21-W4M, JASA Engineering Inc., June 11, 2019.

AHS reviewed the reports and was satisfied that a 1-meter distance from the proposed grave depth to the high groundwater table level can be achieved.

### 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 9.10 Community Service

### 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 SD2019-001 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 SD2019-001 be **refused**.

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

- The proposed application largely aligns with the objectives and policies of the MDP for Agriculture, Private Utilities, and Residential Development;
- The proposed application aligns with the rules and regulations of the LUB for Section 9.1 Agricultural General (AG) District;
- Staff has no concerns with the servicing and access for this proposed subdivision;
- The statutory and guiding document align with the SSRP for agricultural preservation and efficient use of land, which is reflected in the proposed subdivision.

### IMPLICATIONS OF RECOMMENDATION

#### General

Consequences to community, overall organization and/or other agencies

Alberta Health Services (AHS) would like to make the following comments for your consideration:

1. The assessments provided to calculate high groundwater table levels within the proposed cemetery site, has shown that a 1-meter distance, from the proposed grave depths, can be achieved.
2. AHS recommends, in order to maintain the recommended 30 meter setback from the 100 year high water perimeter of the identified water body, that the man made land bridge located at the East end of the slough be either completely removed or at a minimum, reduced to the level of the currently installed culvert height.
3. If there is any evidence of contamination, or other issues of public health concern identified at any phase of development or during operations, AHS wishes to be immediately notified.

**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 and landowner 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





## PLANNING REPORT

Municipal Planning Commission  
December 10, 2019

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**FILE No:** SD2019-001

**PROPOSAL:** Subdivide one +/- 1.28-acre parcel from a +/- 160-acre parcel.

**LOCATION:** Adjacent to Township Road 262 and approximately 10 km (6.6 miles) southeast of the Hamlet of Rosebud.

**LEGAL DESCRIPTION:** SE-16-26-21-W4M

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**TITLE AREA:** +/- 160.0 acres

**EXISTING LAND USE:** Community Service (CS) District

**NUMBER OF PROPOSED PARCELS:** 1

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### Background:

The purpose of this application is to subdivide a +/- 1.28-acre parcel from a +/- 160-acre parcel located with SE-16-26-21-W4M. The +/-1.28-acre parcel was redesignated from Agricultural General to Community Service by Council on December 18, 2018 (LU-2018-09) to accommodate a future cemetery. The remaining lands within the quarter section are zoned as a Direct Control (DC-15) District.

The subdivision application was presented to the Municipal Planning Commission (MPC) at the May 14<sup>th</sup> MPC meeting (see Attachment B – original subdivision report). Alberta Health Services (AHS) raised concerns about the high-water table depth with the future use of a cemetery and requested a technical report to confirm that there is no high groundwater table (seasonal or otherwise) within 1 meter of the proposed grave depth. The information had not been received at the time of the MPC meeting; therefore, MPC made the motion to defer a decision on the subdivision application until the groundwater report was completed. The applicant submitted the following reports in response to AHS's request:

- 1) Installation and Monitoring of Temporary Groundwater Monitoring Standpipe, within the SE 16-2-26-21-W4M, prepared by JASA Engineering Inc., May 29, 2019.
- 2) As-Built Site Plan – of areas around existing slough at Midwest Colony within the SE 16-2-26-21-W4M, from JASA Engineering Inc., June 17, 2019.
- 3) Midwest Colony – Proposed Cemetery Site – Ground Water Monitoring within the SE 16-2-26-21-W4M, JASA Engineering Inc., June 11, 2019.

AHS reviewed the reports and was satisfied that a 1-meter distance from the proposed grave depth to the high groundwater table level can be achieved.

## **POLICY ANALYSIS:**

The parcel holds the appropriate land use for the intended use and the development proposal meets the policies and objectives of the Regional Growth Management Strategy Plan, and the County's Municipal Development Plan.

### **Land Use Bylaw:**

The subject lands are zoned Community Service (CS) District. The purpose and intent of the district, *'is to provide for cultural, educational and institutional land uses within the County. Uses may include, but are not limited to those of education, government, cultural activities, agricultural societies, religious assemblies and other institutional facilities and services.'*

A cemetery is a discretionary use in the CS District, which will require MPC approval when a development permit application is submitted. the proposed cemetery site plan meets the setback requirements as outlined in the district from the Municipal road right of way and meets the minimum parcel size requirements of 1.0 acre.

Although the Wheatland LUB supports cemeteries under the Community Services district, Provincial regulations are still required for the cemetery to operate. The province requires confirmation of approval from the subdivision authority before Service Alberta can finalize their analysis and review of the cemetery application.

## **TECHNICAL REVIEW:**

### **Servicing:**

No servicing is required for this application.

### **Environmental Review:**

No concerns from Albert Environment and Parks were submitted for this application.

AHS raised concerns about the possibility of groundwater being contaminated by the cemetery and recommended that an assessment be undertaken by a qualified expert to confirm that the highwater table does not conflict with the proposed grave depth. A Ground Water Level report submitted by JASA engineering confirmed that a 1-meter distance between the highwater table and the proposed grave depth can be achieved.

Based on the findings of the Ground Water Level report, AHS recommends in order to maintain the recommended 30 meter setback from the 100 year high water perimeter of the identified water body, that the man made land bridge located at the East end of the slough be either completely removed or at a minimum, reduced to the level of the currently installed culvert height.

## **CIRCULATION COMMENTS**

### **Circulation to Adjacent Landowners:**

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

EXTERNAL AGENCIES	COMMENTS
AB Community Development	No comments received.
AB Culture	No comments received.

AB Energy Regulator	No comments received.
AB Environment & Parks	No comments received.
AB Health Services	<p>Alberta Health Services (AHS) would like to make the following comments for your consideration:</p> <ol style="list-style-type: none"> <li>1. The assessments provided to calculate high groundwater table levels within the proposed cemetery site, has shown that a 1-meter distance, from the proposed grave depths, can be achieved.</li> <li>2. AHS recommends, in order to maintain the recommended 30 meter setback from the 100 year high water perimeter of the identified water body, that the man made land bridge located at the East end of the slough be either completely removed or at a minimum, reduced to the level of the currently installed culvert height.</li> <li>3. If there is any evidence of contamination, or other issues of public health concern identified at any phase of development or during operations, AHS wishes to be immediately notified.</li> </ol>
AB Transportation	No comments received.
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.
<b>INTERNAL DEPARTMENTS</b>	
Agricultural Services	No concerns.
Emergency Services	Only concern I would have is in the event of a Funeral service, people parking on the road allowance blocking traffic. Is there something to be said for onsite parking only.

Development Services	A development permit application will be required prior to the parcel functioning as a cemetery.
Protective Services	No concerns.
Transportation & Infrastructure Services	As part of the conditions of approval of this application, the registration of a plan of survey dedicating the area of road plan required needs to be included please. The applicant has already agreed to this, as they had constructed a road, however, without prior approval, and it veered out of the existing road allowance.

### RECOMMENDATION:

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

**Option #1:** Subdivision Application SD2019-001 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 SD2019-001 be **refused**.

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

1. Meets the goals and objectives of the RGMS for community development and quality of life for County residents;
2. Generally meet the requirements and intents of Section 3.9 of the MDP for Institutional uses;
3. Meets the rules and regulations of the Community Service District, and the intents and purposes of the district;
4. Does not further fragment or remove productive agricultural land from production;
5. Proposed within an area that is currently developed, and appropriate for the function of a cemetery for the Colony.

Respectfully submitted,




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Graham Allison, Planner I  
Wheatland County

## Appendix A

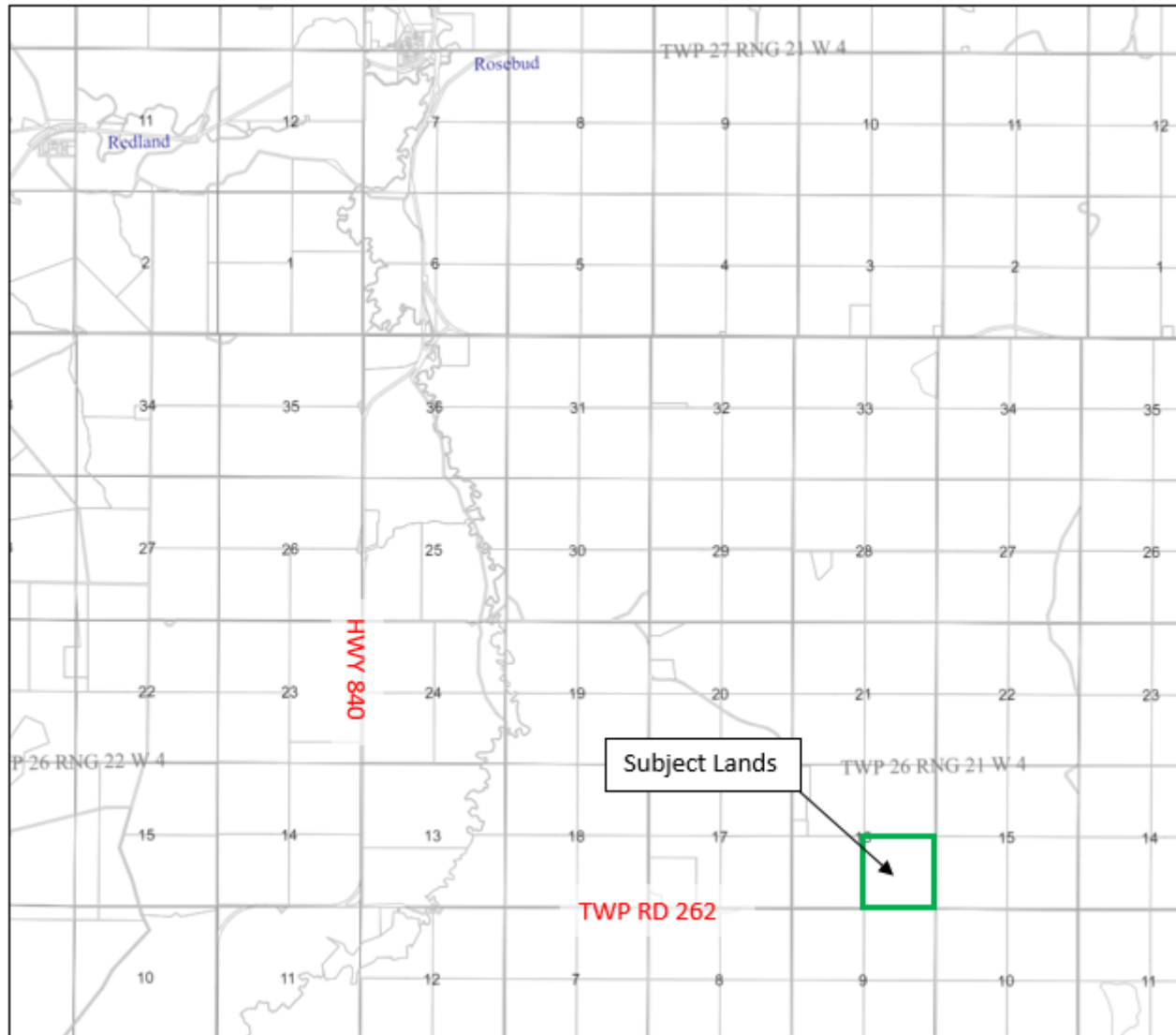
### Proposed Conditions for Approval:

- 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 the plan of survey dedicating the area of a road plan road prepared for the realignment of the undeveloped road allowance, as per Schedule 'A', is to be registered concurrently with the Final Plan of Survey.
- 3) 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.
- 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) Prior to the establishment of the cemetery, landowners shall obtain a Provincial Approval of Cemetery from Service Alberta
- 6) The Owner is 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.



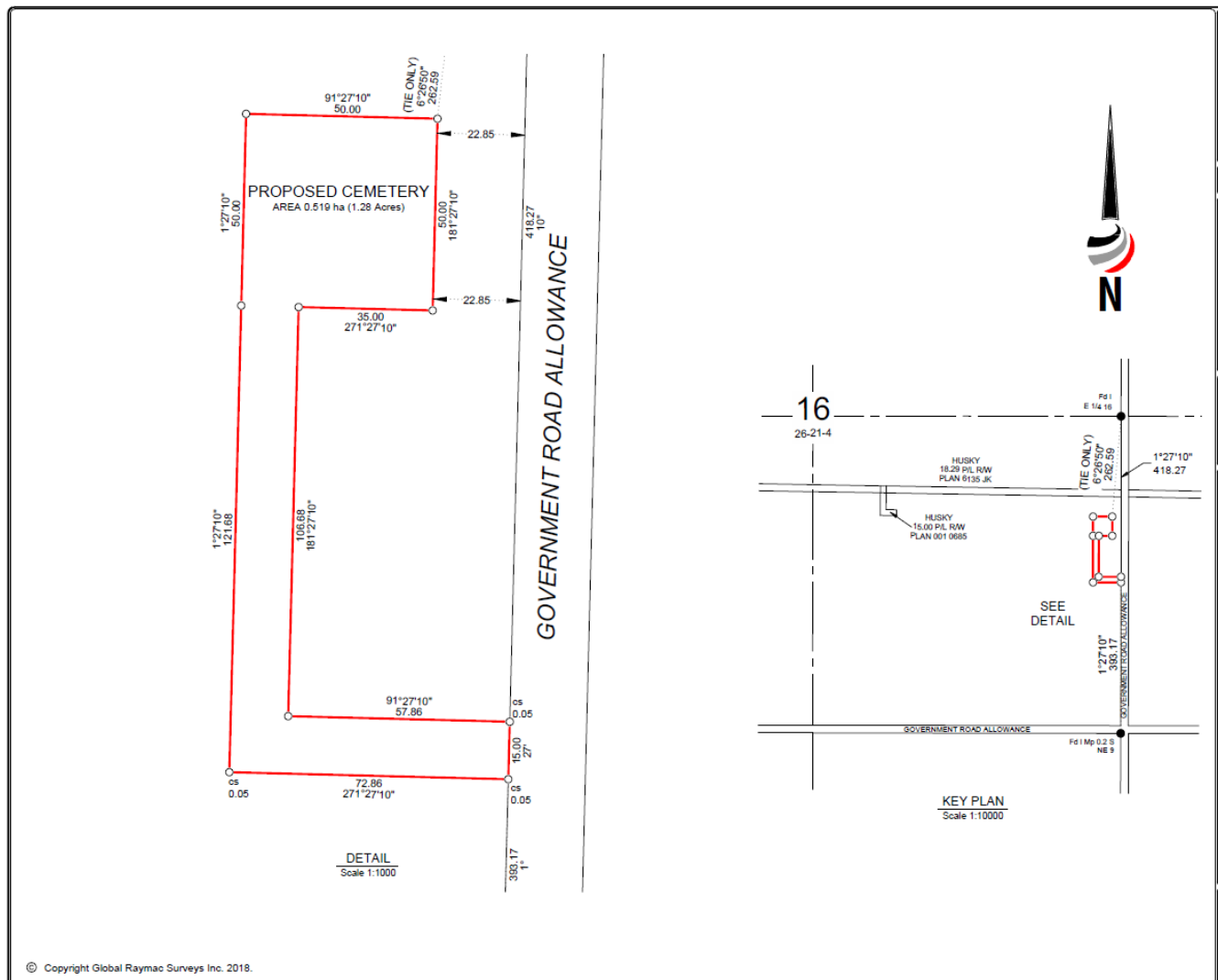


## LOCATION PLAN



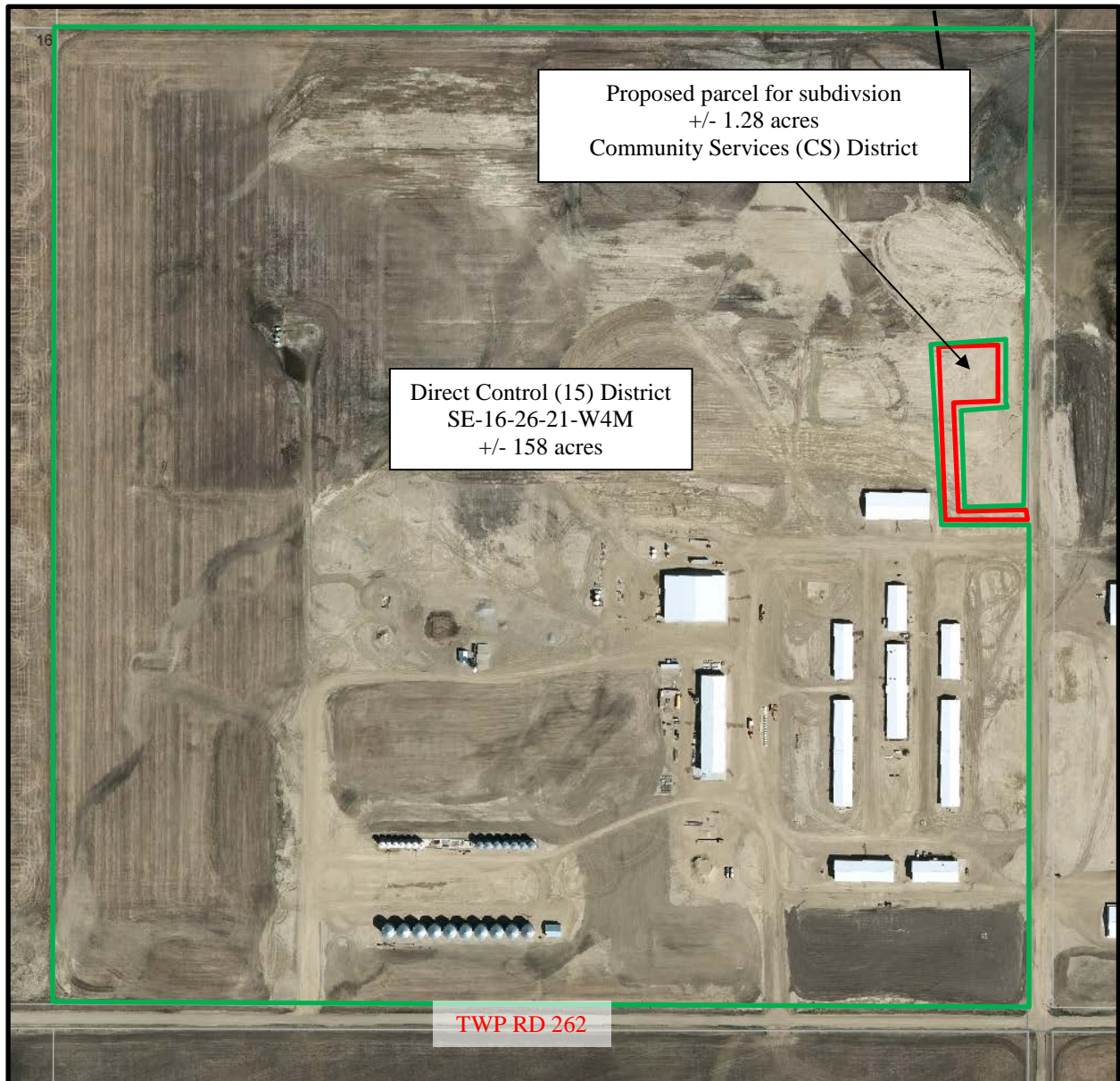


## AREA PLAN



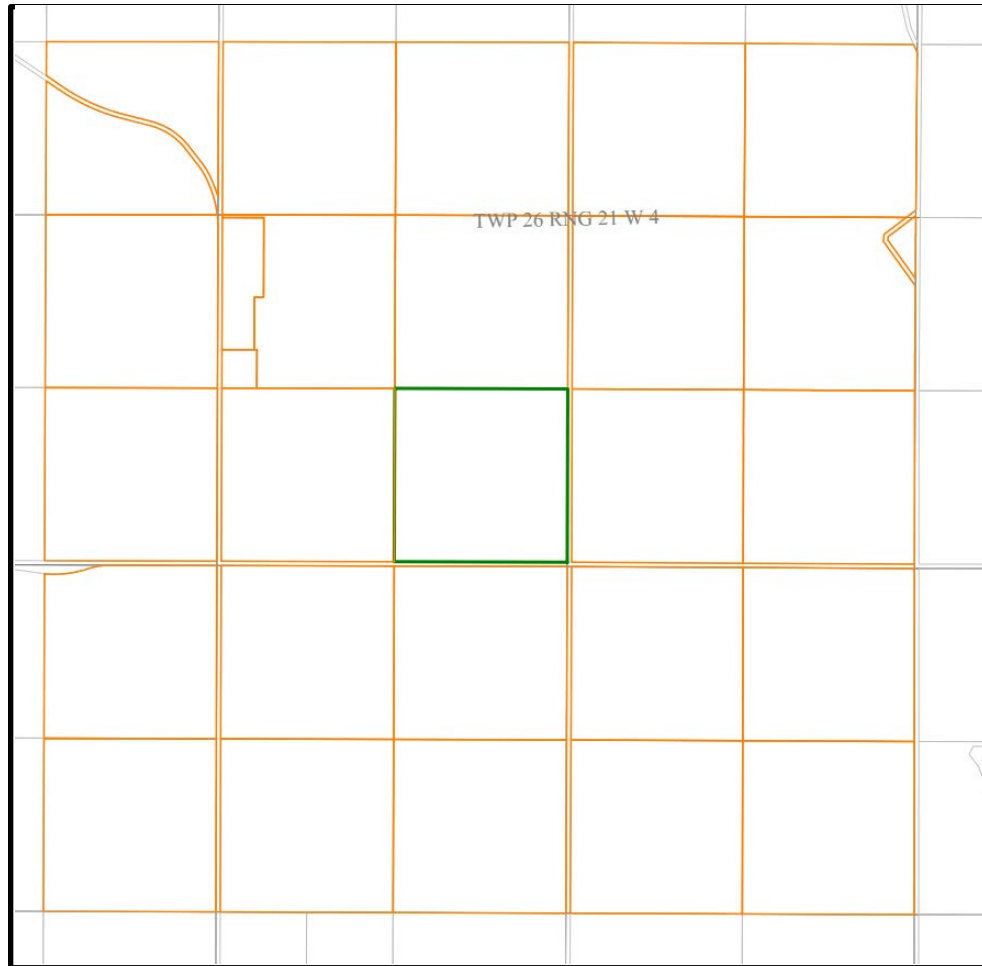




## SITE PLAN





## LANDOWNER CIRCULATION MAP



-  Letters in Support
-  Letters in Objection



**SCHEDULE 'A'**  
*(not to scale)*







# WHEATLAND COUNTY

Where There's Room to Grow

## Request for Decision

December 10, 2019

Resolution No. \_\_\_\_\_

Date Prepared December 2, 2019

### Subject

Decision-making topic title

SD2019-021- Subdivision to create a new +/-13.96-acre parcel for a proposed private dwelling and shop.

SW-27-25-22-W4M Adjacent to Range Rd. 254, and 4.5 km north of the Village of Standard.

### Recommendation

Clear resolution answering – what/who/how/when

**RECOMMENDATION: Staff recommends that the Municipal Planning Commission choose Option #1 to approve Subdivision Application SD2019-021 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 +/- 13.96 acres from the parent parcel. The proposed parcel currently contains no structures but there are plans for a private dwelling and shop. The proposed parcel is serviced by a private well and there is a plan to install a 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

County of Newell/Wheatland County IDP- 4.1 General Land Use

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

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

**Option #1:** Subdivision Application SD2019-021 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 SD2019-021 be **refused**.

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

- The proposed application largely aligns with the objectives and policies of the MDP for Agriculture, Private Utilities, and Residential Development;
- The proposed application aligns with the rules and regulations of the LUB for Section 9.1 Agricultural General (AG) District;
- Staff has no concerns with the servicing and access for this proposed subdivision;
- The statutory and guiding document align with the SSRP for agricultural preservation and efficient use of land, which is reflected in the proposed subdivision.

**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 and landowner 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



# **PLANNING REPORT**

Municipal Planning Commission  
December 10, 2019

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**FILE No:** SD2019-021

**PROPOSAL:** Subdivide one +/- 13.46 acre parcel from the titled area.

**LOCATION:** Adjacent to Range Township Road 254, approximately 4.5 km (2.8 mi) north of the Village of Standard.

**LEGAL DESCRIPTION:** SW-27-25-22-W4M

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**TITLE AREA:** +/- 159.36 ac

**EXISTING LAND USE:** Agricultural General (AG)

**NUMBER OF PROPOSED PARCELS:** 1

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## **Background:**

The purpose of this application is to subdivide +/- 13.96 acres from the parent parcel. The proposed parcel currently contains no structures but there are plans for a private dwelling and shop. The proposed parcel is serviced by a private well and there is a plan to install a private sewage disposal system.

## **MUNICIPAL POLICY REVIEW**

### **Calgary Metropolitan Regional Plan (CMRB)**

The proposed subdivision is not within the CMRB plan area; therefore, no further action is required.

### **South Saskatchewan Regional Plan (SSRP)**

The intent of the SSRP is to ensure that municipalities and communities within the region implement the documents strategic and implementation goals and plans. As such, Staff reviewed the relevant sections of the SSRP and compared them to the major guiding documents of the County, the MDP and RGMS, to confirm that policies and regulations align.

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 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. Wheatland County's Municipal Development Plan (MDP) and Regional Growth Management Strategy (RGMS) align with the goals and implementation strategies outlined in the SSRP.

Section 5 for Economy for Efficient Use of Land, looks at how lands are used and developed efficiently and reducing the amount of land area being built up. The MDP and RGMS both address this through policies in the Agricultural and Community Development and Residential

development sections. The proposed subdivision will limit fragmentation, and conversion of lands as the parcel will remain agricultural land with a proposed dwelling and garage.

### **Regional Growth Management Strategy (RGMS)**

The RGMS provides long term guidance for development in the County in terms related to community development. 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 and garage.

### **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.

Under Section 3.11, the proposed subdivision contains a private water well with a proposed private sewage disposal system. This complies with policy 3.11.3 of the MDP, which states that a proposal containing fewer than six (6) lots per quarter section may be serviced by privately owned wells and Private sewage disposal systems

### **Land Use Bylaw**

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 and garage,

## **TECHNICAL REVIEW**

### **Access:**

The proposed parcel has one existing approach located off of Range Road 223. The remainder lot will be accessed from one of the existing approaches located off of Range Road 223 and Township Road 254.

### **Water & Sanitary Servicing:**

The proposed parcel is serviced by a private well. There is a private sewage disposal system proposed on the parcel as well. The remainder parcel is serviced by a private well and septic field.

### **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**

### **Circulation to Adjacent Landowners:**

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



<b>EXTERNAL AGENCIES</b>	<b>COMMENTS</b>
AB Community Development	No comments received
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 comments received
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
<b>INTERNAL DEPARTMENTS</b>	
Agricultural Services	No concerns
Emergency Services	No concerns
Development Services	"Please ensure the property lines are compatible with the recent DP for the RTM and the septic and well."
Protective Services	No concerns
Transportation & Infrastructure Services	"Road widening, road acquisition and approaches. Not further comments".

## RECOMMENDATION:

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

**Option #1:** Subdivision Application SD2019-021 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 SD2019-021 be **refused**.

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

- The proposed application generally aligns with the policies and objectives of the SSRP, IDP, MDP, RGMS and LUB.
- The proposed application aligns with the rules and regulations of the LUB.
- Staff has no concerns with the servicing and access for this proposed subdivision.

Respectfully submitted,



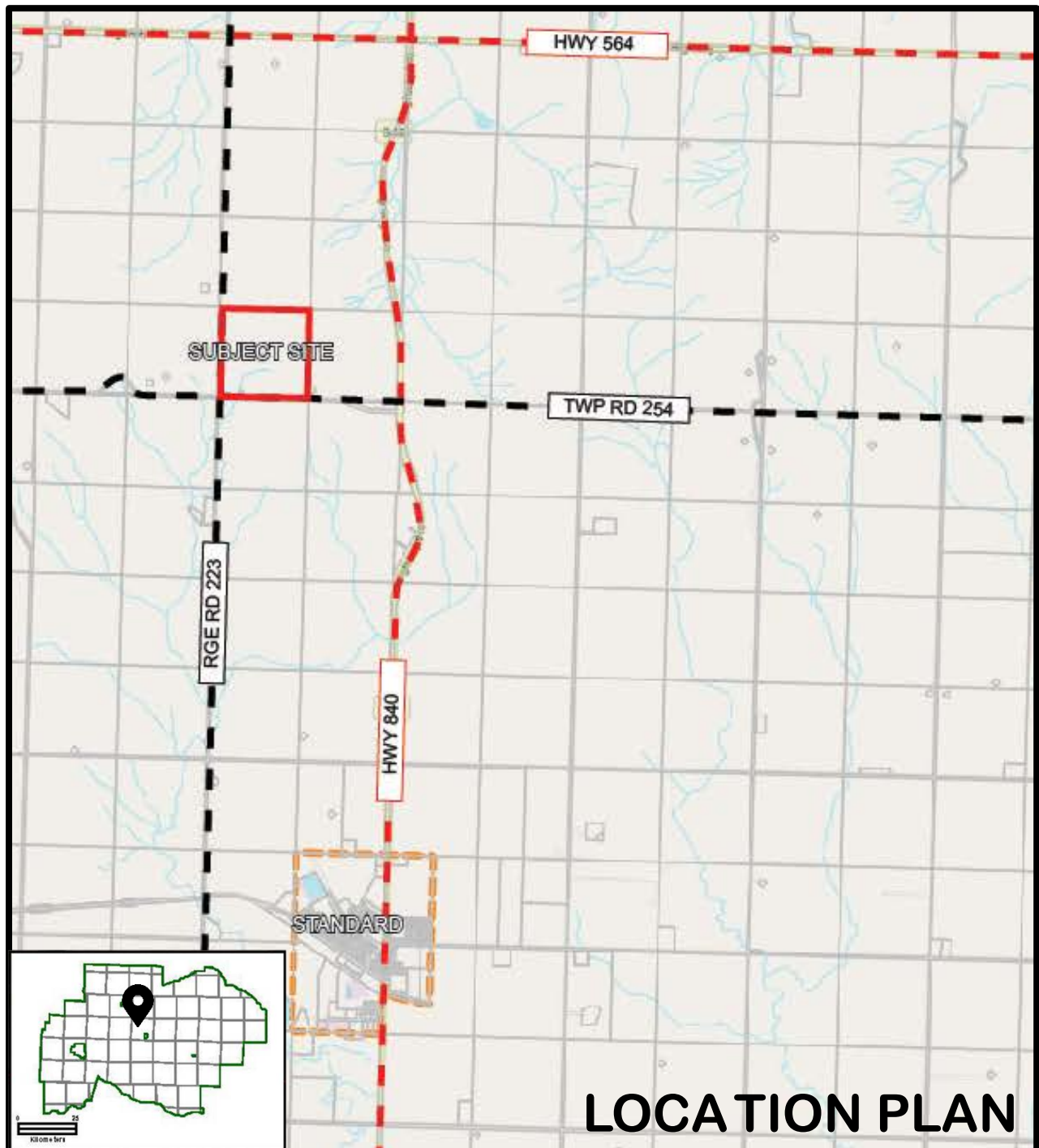
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Graham Allison, Planner 1  
Wheatland County

## Appendix A

### Proposed Conditions for Approval:

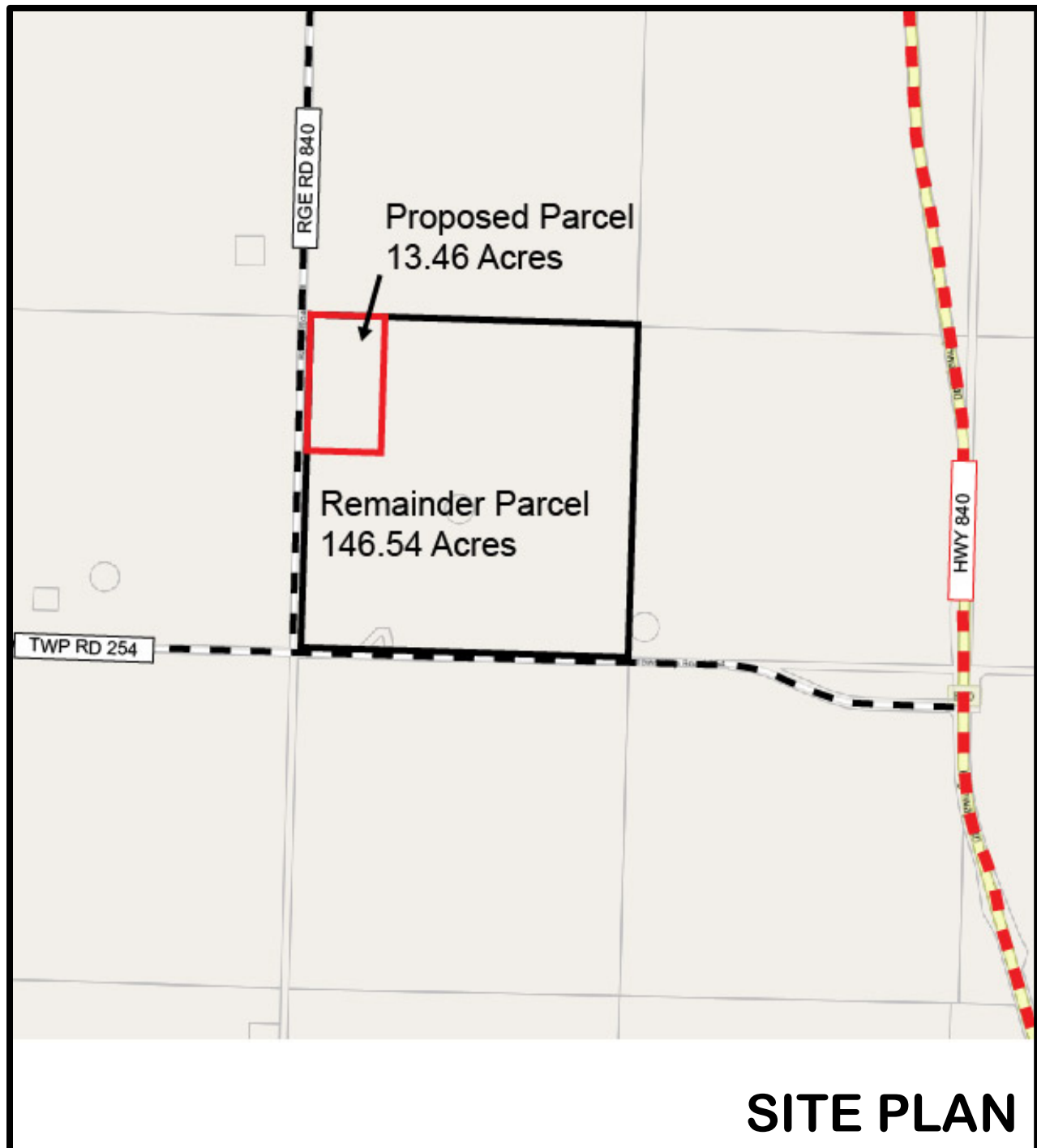
- 1) Subdivision to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding taxes up to and including the year in which the subdivision is to be registered shall be paid to the municipality.
- 3) 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.
- 4) The Owner is 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.
- 5) The Owner is 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.
- 6) The Owner is to enter into a *Road Acquisition Agreement*, which shall be registered by caveat concurrently with the final plan against the title(s) being created.



SW-27-25-22-W4M

Date: 12/10/2019

File: SD2019-021

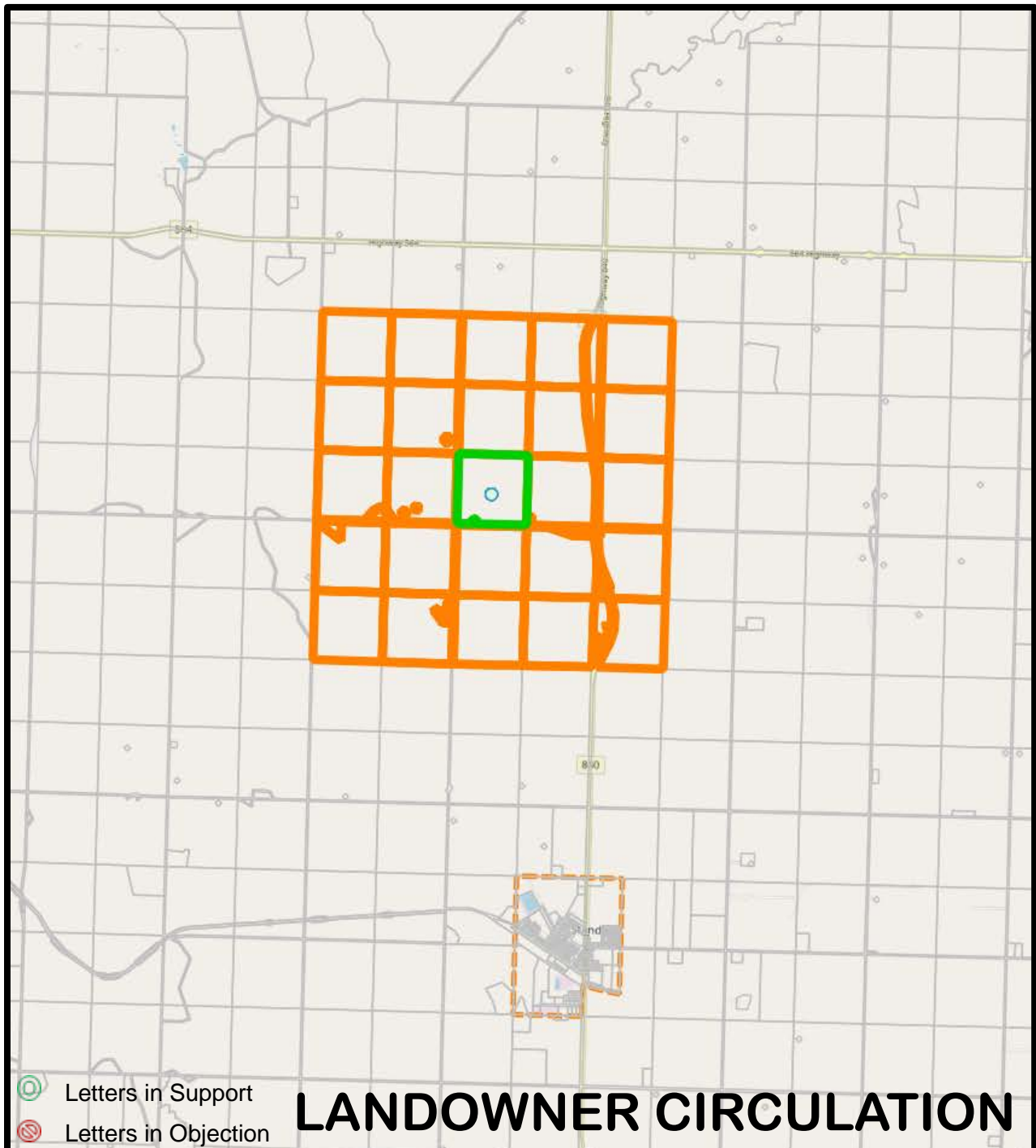


**SW-27-25-22-W4M**

Date: 12/10/2019

File: SD2019-021





SW-27-25-22-W4M

Date: 12/10/2019

File: SD2019-021



# WHEATLAND COUNTY

Where There's Room to Grow



## Request for Decision

December 10, 2019

Resolution No. \_\_\_\_\_

Date Prepared December 2, 2019

### Subject

Decision-making topic title

SD2019-022 - Subdivision to create a new title of +/-3.63 acres containing a private dwelling, garage, shop and a small barn.

SW-14-27-20-W4M Adjacent to Highway 569, approximately 16 kilometers east of the Hamlet of Rosebud.

### Recommendation

Clear resolution answering – what/who/how/when

**RECOMMENDATION: Staff recommends that the Municipal Planning Commission choose Option #1 to approve Subdivision Application SD2019-022 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 subdivision application proposal is to subdivide a +/-3.63 acre within SW-14-27-20-W4M from the 151.83-acre parent parcel. The subject lands are located at the intersection of Highway 569 and Range Road 202. The proposed +/- 3.63-acre parcel will be accessed from an existing approach off Highway 569, while the parent or remainder parcel will be accessed from an existing approach off Range Road 202. The proposed parcel contains a single-family dwelling, garage, shop, a small barn, and a shed and is serviced and is 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

County of Newell/Wheatland County IDP- 4.1 General Land Use  
MDP - Sections 3.1 and 3.11  
LUB - Section 9.3 Country Residential 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

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

**Option #1:** Subdivision Application SD2019-022 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 SD2019-022 be **refused**.

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

- The proposed application largely aligns with the objectives and policies of the MDP for Agriculture, Private Utilities, and Residential Development;
- The proposed application aligns with the rules and regulations of the LUB for Section 9.1 Agricultural General (AG) District;
- Staff has no concerns with the servicing and access for this proposed subdivision;
- The statutory and guiding document align with the SSRP for agricultural preservation and efficient use of land, which is reflected in the proposed subdivision.

### 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 and landowner 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



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## PLANNING REPORT

Municipal Planning Commission  
December 10<sup>th</sup>, 2019

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**FILE No:** SD2019-22

**DIVISION #:** 7

**PROPOSAL:** To subdivide SW-14-27-20-W4M in order to create two titled parcels.

**LOCATION:** Approximately 16 kilometers east of the Hamlet of Rosebud.

**LEGAL DESCRIPTION:** SW-14-27-20 W4M

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**TITLE AREA:** +/-151.83 Acres

**EXISTING LAND USE:** Agricultural General (AG) District

**NUMBER OF PROPOSED PARCELS:** 1

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### Background:

The subdivision application proposal is to subdivide a +/-3.63 acre within SW-14-27-20-W4M from the 151.83-acre parent parcel. The subject lands are located at the intersection of Highway 569 and Range Road 202. The proposed +/- 3.63-acre parcel will be accessed from an existing approach off Highway 569, while the parent or remainder parcel will be accessed from an existing approach off Range Road 202. The proposed parcel contains a single-family dwelling, garage, shop, a small barn, and a shed and is serviced and is serviced by a private well and private sewage disposal system.

### MUNICIPAL POLICY REVIEW

#### Interim Regional Evaluation Framework:

The proposed subdivision is not within the Calgary Metropolitan Regional Board plan area.

#### South Saskatchewan Regional Plan (SSRP):

This proposal aligns with the SSRP. It is maintaining the agricultural land base by not fragmenting or developing cultivated land. The proposed parcel contains several farm buildings that support agriculture as well as an existing dwelling.

#### Regional Growth Management Strategy (RGMS):

The proposal aligns with the RGMS. It is maintaining the agricultural land base. The proposed parcel contains an existing dwelling along with farm buildings.





### **Municipal Development Plan (MDP):**

The proposal aligns with the MDP. It supports the Agricultural section's objectives and policies through maintaining the agricultural land use.

### **Land Use Bylaw:**

The proposed parcel was redesignated from an Agricultural General (AG) district to a Country Residential (CR) in August 2019 to support this subdivision. The parcel generally conforms to the CR district guidelines and no other changes are proposed.

### **TECHNICAL REVIEW**

#### **Access:**

Both the proposed parcel and the remainder have existing approaches. The proposed parcel has an approach off Highway 569, while the remainder parcel has an existing approach off Range Road 202.

#### **Water & Sanitary Servicing:**

The proposed parcel has an existing well, septic tank, and tile field. The remainder parcel is not serviced.

#### **Municipal Reserve:**

According to Section 663 (b) of the *Municipal Government Act*, the proposed parcel is required to provide Municipal Reserve (MR). In accordance with Wheatland County policy, MR will be taken as cash-in-lieu for this proposed subdivision as a condition of subdivision. An appraisal report, dated November 11, 2019, was completed by I. Weleshuck. It was determined that the land value was \$3,540.00 per acre. Based on the proposed subdivision of +/- 3.63 acres, \$1,285.00 will be required as MR cash-in-lieu as a condition of subdivision approval. The final amount will be determined based on the final plan of survey submitted to the County.

### **CIRCULATION COMMENTS**

#### **Circulation to Adjacent Landowners:**

At the time of writing this report, no comments were received by adjacent landowners.

EXTERNAL AGENCIES	COMMENTS
AB Community Development	No comment.
AB Culture and Tourism	No comment.
AER	No comment.
AHS	I would like to confirm that Alberta Health Services, Environmental Public Health has received and reviewed the above-noted application. Provided that water and wastewater systems are within their proposed property boundaries, we do not have any concerns.



ATCO Gas	No objection.
ATCO Pipelines	No objection.
CPR	No comment.
Ember Resources	No comment.
Fortis Alberta	No easement is required.
Telus Network	No comment.
WID	No comment.
<b>INTERNAL DEPARTMENTS</b>	
Agricultural/Environmental Services	No comments.
Economic Development Services	No concerns.
Emergency Services	No comment.
Development Services	No comment.
Protective Services	No comment.
Transportation & Infrastructure Services	No comment.

#### RECOMMENDATION:

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

**Option #1:** Subdivision Application SD2019-022 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 SD2019-022 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,

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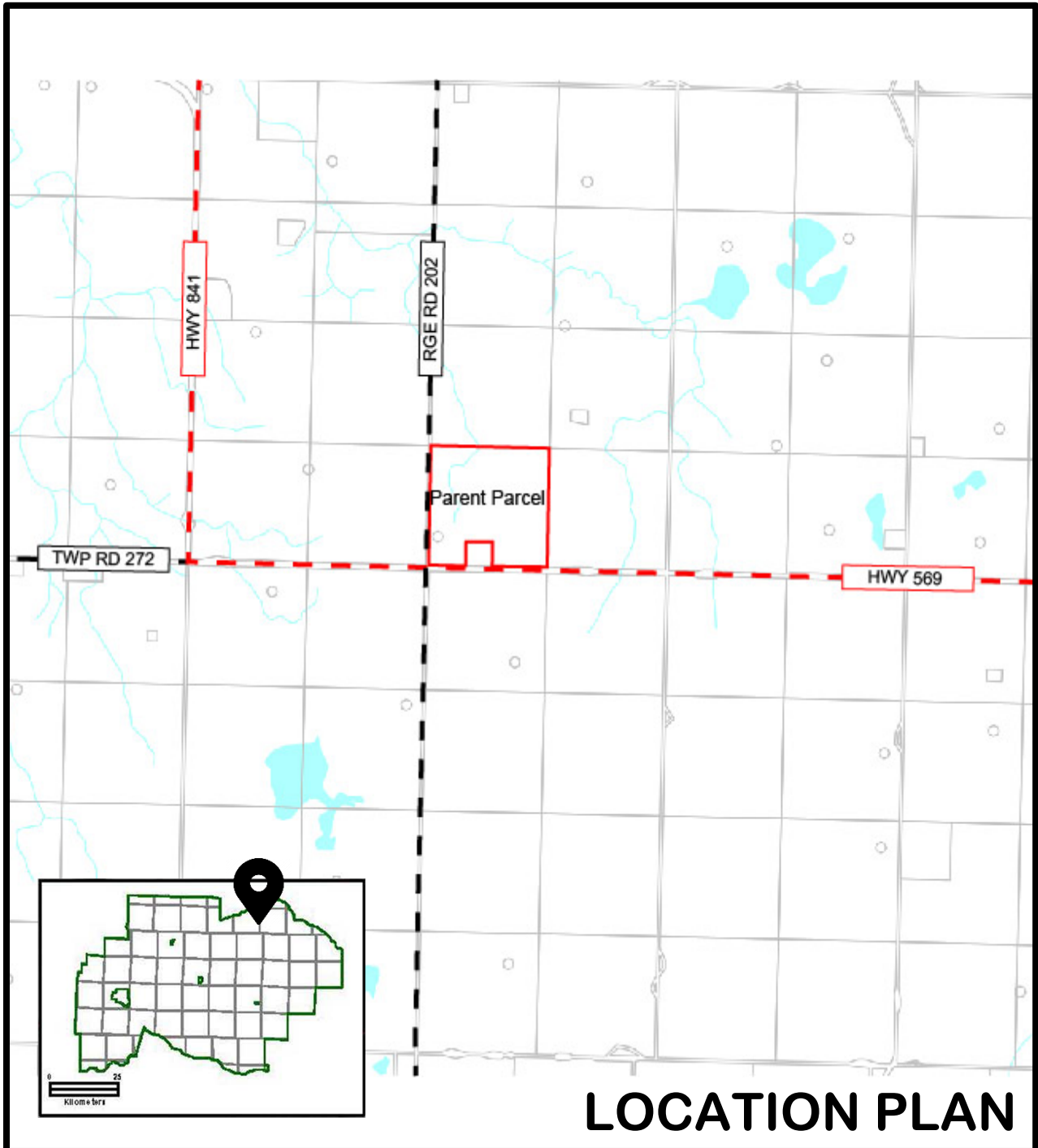
Graham Allison  
Planner I



## 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 \$3,540.00 as stated in the appraisal prepared by I. Weleschuk (November 11, 2019) on the entire parcel totaling +/-3.63 acres. The amount of cash-in-lieu of Municipal reserve owing to Wheatland County will be approximately \$1,285.00. The exact amount 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.  
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.
- 5) 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.
- 6) 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.

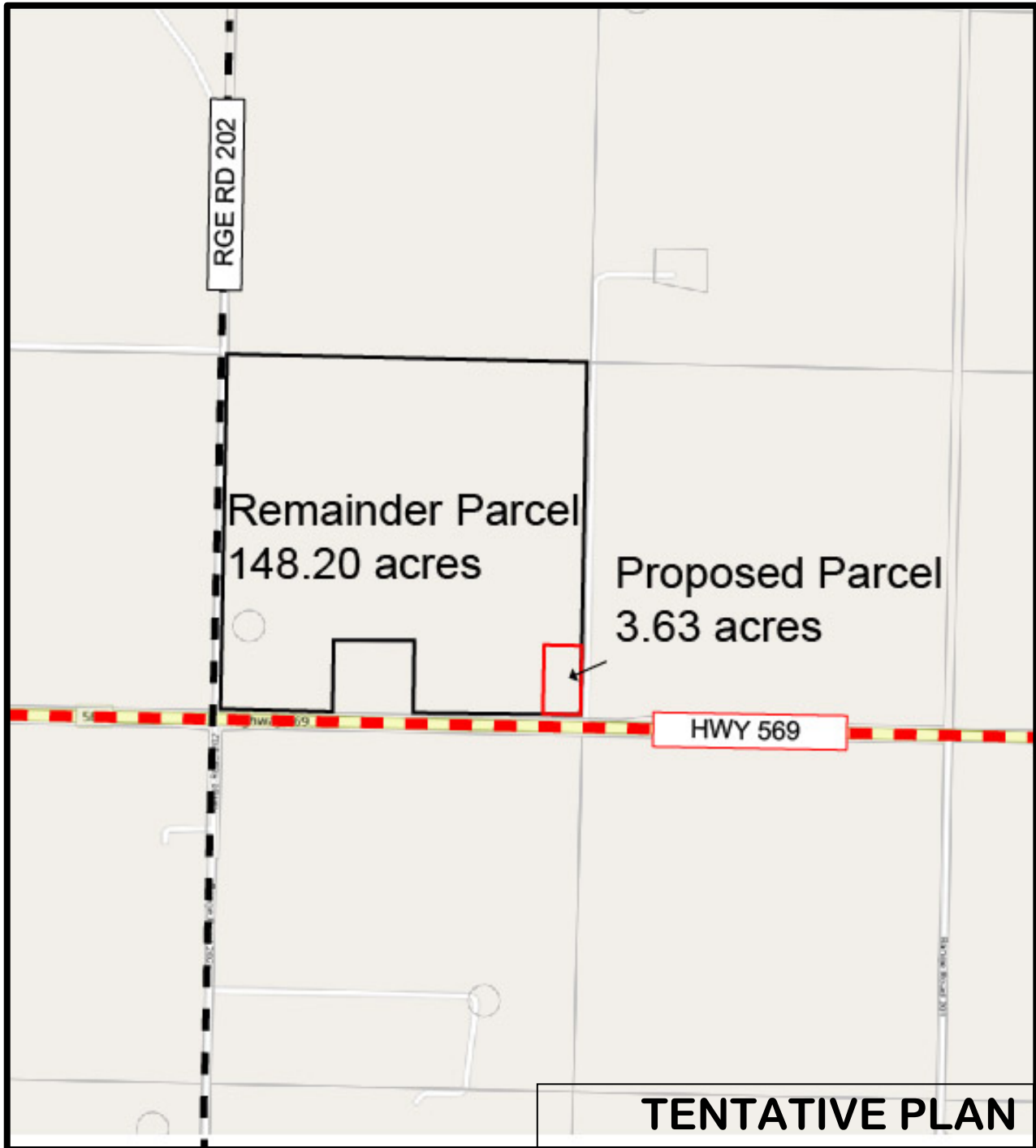


SW-14-27-20-W4M

Date: December 10, 2019

File: SD2019-22

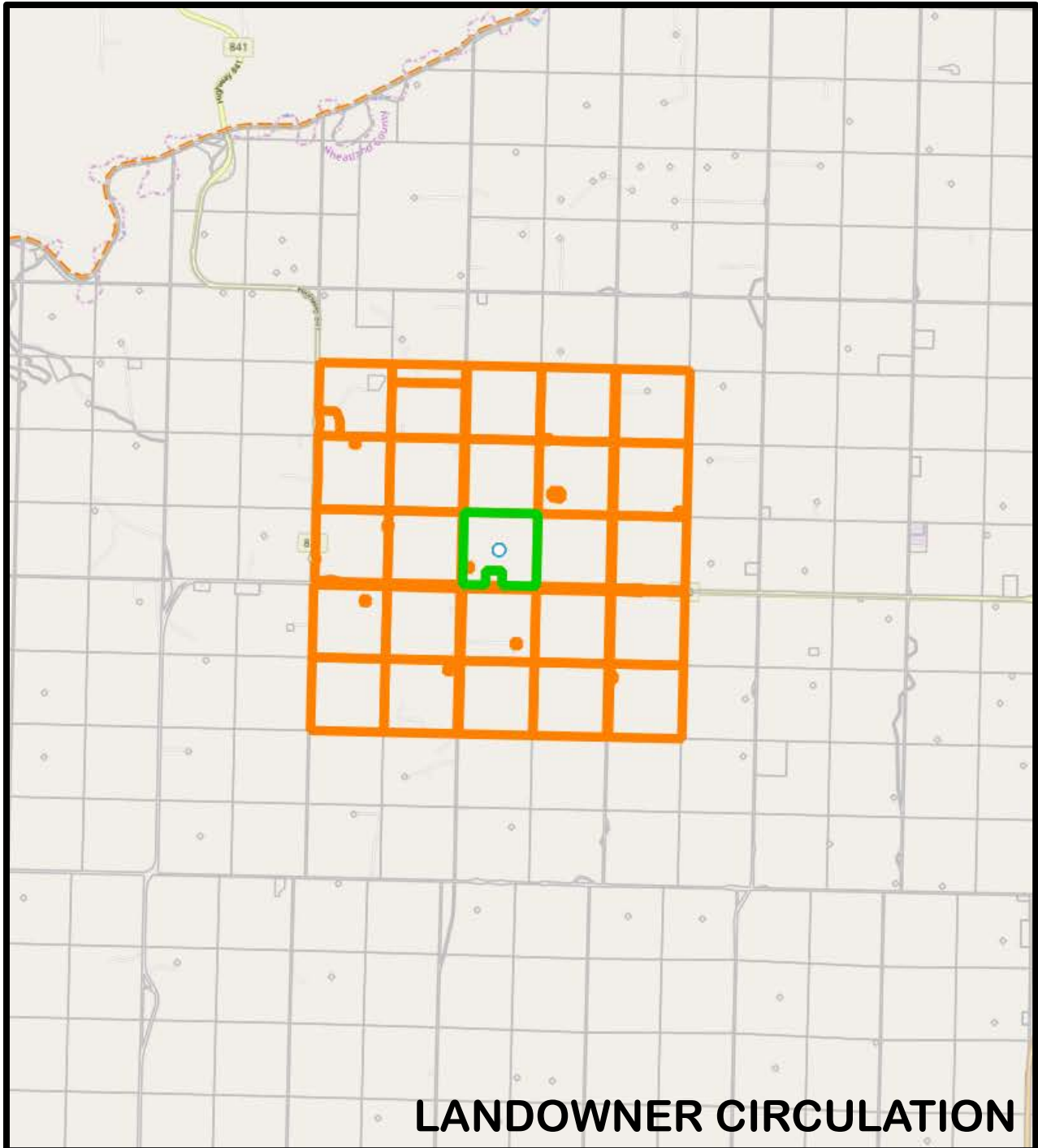




**SW-14-27-20-W4M**

Date: December 10, 2019

File: SD2019-22



SW-14-27-20-W4M

Date: December 10, 2019

File: SD2019-22



# WHEATLAND COUNTY

Where There's Room to Grow

## Request for Decision

December 10, 2019

Resolution No. \_\_\_\_\_

Date Prepared December 2, 2019

### Subject

Decision-making topic title

SD2019-023 To subdivide a +/-10-acre parcel within SE-33-24-23-W4M from the 160-acre parent parcel.

SE-33-24-23-4 Adjacent to Range Rd. 233, and 12 km west of the Village of Standard

### Recommendation

Clear resolution answering – what/who/how/when

**RECOMMENDATION: Staff recommends that the Municipal Planning Commission choose Option #1 to approve Subdivision Application SD2019-023 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 subdivision application proposal is to subdivide a +/-10-acre parcel within SE-33-24-23-W4M from the 160-acre parent parcel. The proposed parcel contains a private dwelling and shop and is serviced by a private well and private septic system. The proposed parcel can be accessed via an existing approach off Range Road 233 near the southern boundary, while the remainder parcel can be accessed by a second approach located to the north off Range Road 233.

### 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

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

**Option #1:** Subdivision Application SD2019-023 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 SD2019-023 be **refused**.

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

- The proposed application largely aligns with the objectives and policies of the MDP for Agriculture, Private Utilities, and Residential Development;
- The proposed application aligns with the rules and regulations of the LUB for Section 9.1 Agricultural General (AG) District;
- Staff has no concerns with the servicing and access for this proposed subdivision;
- The statutory and guiding document align with the SSRP for agricultural preservation and efficient use of land, which is reflected in the proposed subdivision.

**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 and landowner 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





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## PLANNING REPORT

Municipal Planning Commission  
December 10<sup>th</sup>, 2019

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**FILE No:** SD2019-23

**DIVISION #:** 2

**PROPOSAL:** To subdivide a +/-10-acre parcel within SE-33-24-23-W4M from the 160 acre parent parcel.

**LOCATION:** Approximately 12 kilometers west of the Village of Standard

**LEGAL DESCRIPTION:** SE-33-24-23-W4M

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**TITLE AREA:** +/-160 Acres

**EXISTING LAND USE:** Agricultural General (AG) District

**NUMBER OF PROPOSED PARCELS:** 1

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### Background:

The subdivision application proposal is to subdivide a +/-10 acre parcel within SE-33-24-23-W4M from the 160 acre parent parcel. The proposed parcel contains a private dwelling and shop and is serviced by a private well and septic field. The proposed parcel can be accessed via an existing approach off Range Road 233 while the remainder parcel can be accessed by a second approach also off Range Road 233 to the north.

### MUNICIPAL POLICY REVIEW

#### Interim Regional Evaluation Framework:

The proposed subdivision is not within the Calgary Metropolitan Regional Board plan area.

#### South Saskatchewan Regional Plan (SSRP):

This proposal aligns with the SSRP. It is maintaining the agricultural land base by not fragmenting or developing cultivated land. The proposed parcel contains a dwelling and a shop and there are no proposed developments on the parcel

#### Regional Growth Management Strategy (RGMS):

The proposal aligns with the RGMS. It is maintaining the agricultural land base. The proposed parcel contains an existing dwelling along with farm buildings.

#### Municipal Development Plan (MDP):



The proposal aligns with the MDP. It supports the Agricultural section's objectives and policies through maintaining the agricultural land use.

**Land Use Bylaw:**

The proposed parcel and remainder parcel are designated as and will remain Agricultural General (AG) Districts. Both parcels generally conform the AG district guidelines.

**TECHNICAL REVIEW**

**Access:**

Both the proposed parcel and the remainder have existing approaches off of Range Road 233.

**Water & Sanitary Servicing:**

The proposed parcel has an existing well, and private sewage disposal system, while the remainder parcel contains no development or servicing.

**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**

**Circulation to Adjacent Landowners:**

At the time of writing this report, no comments were received by adjacent landowners.

EXTERNAL AGENCIES	COMMENTS
AB Community Development	No comment
AB Culture and Tourism	No comment
AER	No comment
AHS	I would like to confirm that Alberta Health Services, Environmental Public Health has received and reviewed the above-noted application. Provided that water and waste water systems are within their proposed property boundaries, we do not have any concerns.
ATCO Gas	No objection
ATCO Pipelines	No objection
CPR	No comment
Ember Resources	No comment



Fortis Alberta	No easement is required
Telus Network	No comment
WID	No comment.
<b>INTERNAL DEPARTMENTS</b>	
Agricultural/Environmental Services	No comments
Economic Development Services	No concerns
Emergency Services	No comment
Development Services	No comment
Protective Services	No comment
Transportation & Infrastructure Services	No comment

**RECOMMENDATION:**

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

**Option #1:** Subdivision Application SD2019-023 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 SD2019-023 be **refused**.

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

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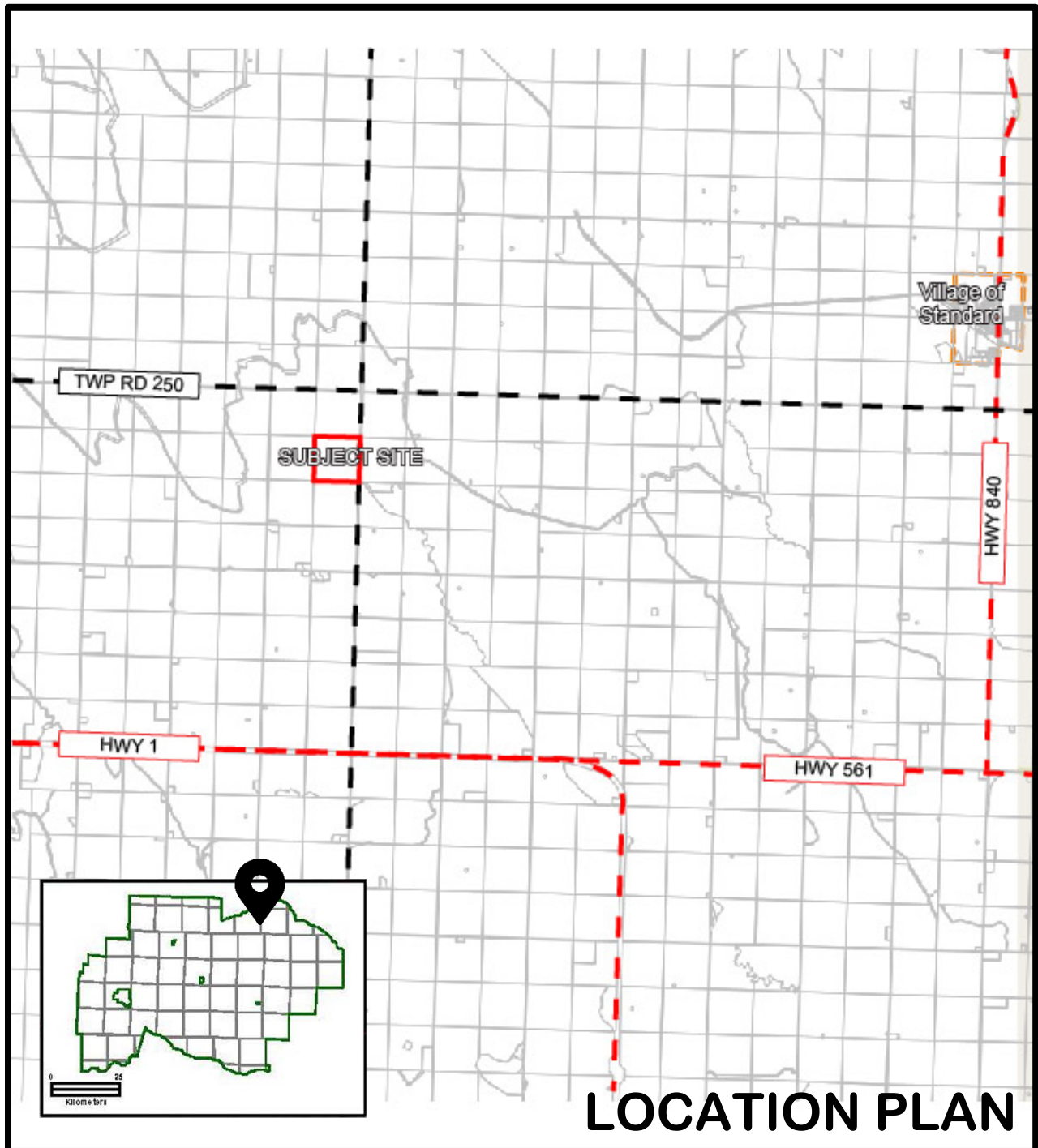
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Graham Allison  
Planner I

## Appendix A

### Proposed Conditions for Approval:

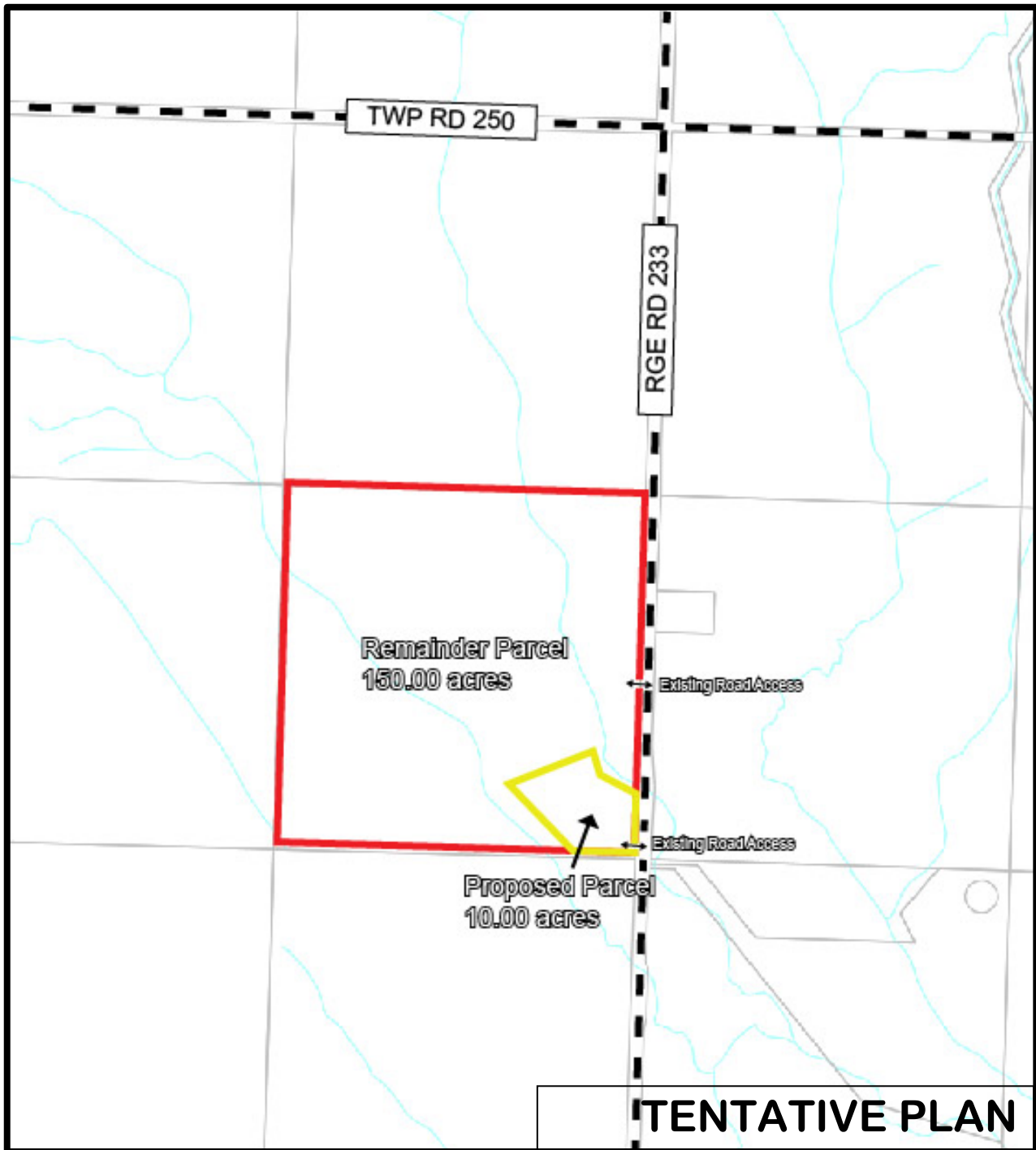
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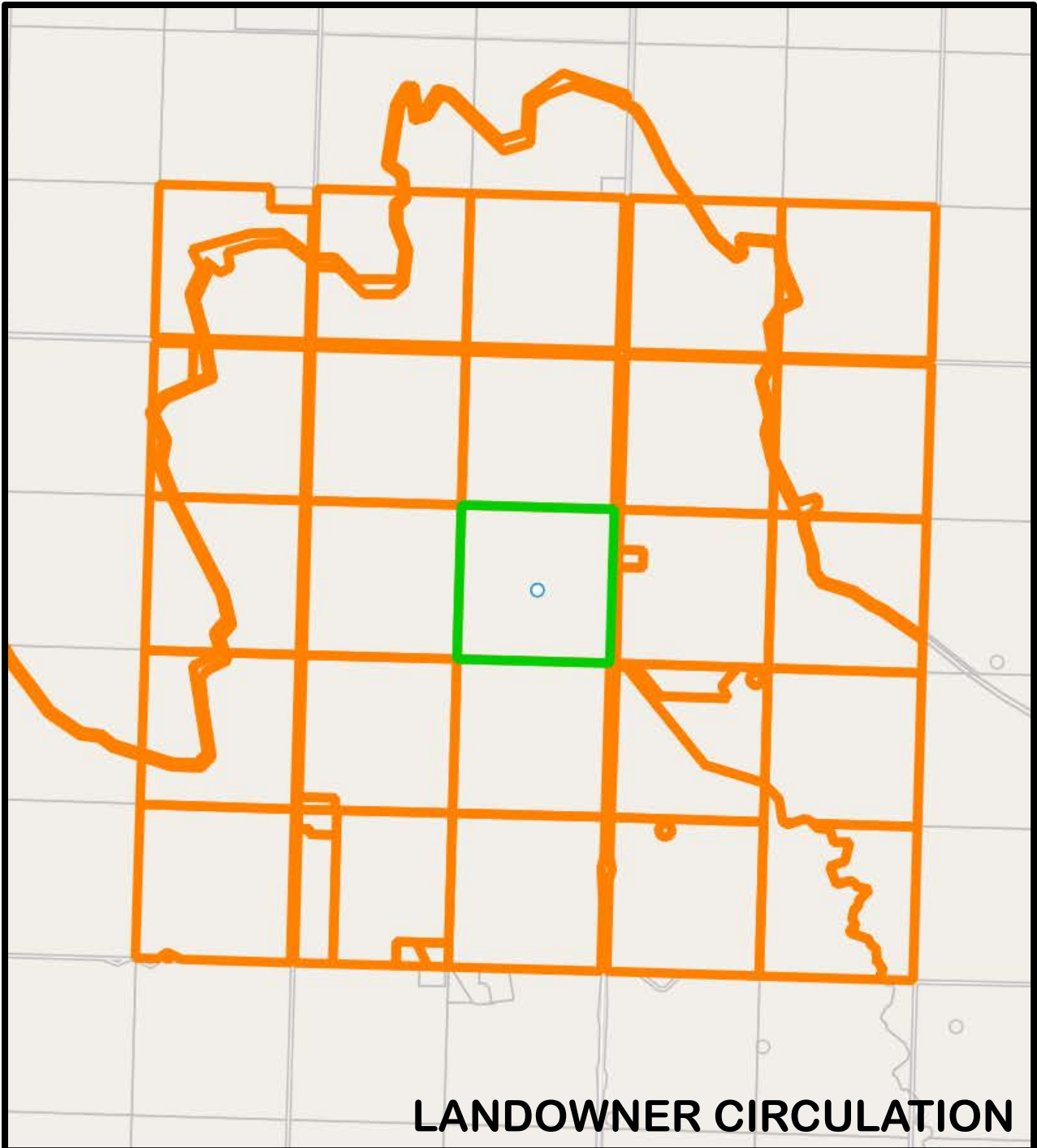


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