

Wheatland County

Request for Decision

Regular Council Meeting

July 7, 2020

Report prepared by: Megan Williams



Bylaw 2020-20 Public Hearing, Second and Third Reading.

Recommendation from Administration

Resolution 1: That Council undertake the Public Hearing for Bylaw 2020-20.

Resolution 2: That Council move Second Reading of Bylaw 2020-20, this being the bylaw for the purpose of amending the Land Use Bylaw No. 2016-01 to redesignate 40 acres of SE-9-24-26-W4M from Agricultural General District to Industrial General District as shown on the attached "Schedule A".

Resolution 3: That Council move Third Reading of Bylaw 2020-20, this being the bylaw for the purpose of amending the Land Use Bylaw No. 2016-01 redesignate 40 acres of SE-9-24-26-W4M from Agricultural General District to Industrial General District as shown on the attached "Schedule A".

Chief Administrative Officer's Comments

N/A

Report

Division: Division 4

The applicant is proposing to redesignate a 40 acre parcel from Agricultural General to Industrial General. The applicant intends to apply for a phased multi-lot subdivision. To ensure cohesiveness in the development, staff will be requesting an Area Concept Plan with a traffic impact assessment and a drainage plan included in the submission.

Relevant Policies, Practices, and Legislation

The proposed redesignation aligns with the relevant policies, regulations, and guidelines within the South Saskatchewan Regional Plan (SSRP), Regional Growth Management Strategy (RGMS), Municipal Development Plan (MDP), and West Highway 1 Area Structure Plan (WH1ASP). Though the SSRP, RGMS, and MDP all discourage the conversion of agricultural lands, they also speak to diversifying the economy. The RGMS and MDP also identify the WH1ASP as an area appropriate for industrial growth. The WH1ASP itself has policies regarding transportation, stormwater, and area concept plans. Policy 3.1 d) states a redesignation or subdivision that results in more than 6 parcels may be required to submit a more detailed area structure plan or conceptual scheme. In this instance, an area concept plan would be appropriate. The ACP would need to include proposed subdivision and phasing plans; proposed transportation infrastructure, informed by a traffic impact assessment; and proposed drainage, informed by a drainage plan. The wetland will also need to be addressed.

More detailed plans such as a storm water management plan and a wetland assessment and impact report will need to be submitted with a subdivision application.

Alignment with the Strategic Plan

N/A

Response Options

Option 1: THAT the proposed recommendation is accepted/approved.

Option 2: THAT the proposed recommendation is not accepted/approved.

Option 3: THAT an alternate recommendation is accepted/approved.

Implications of Recommendation

General

N/A

Organizational

N/A

Financial

N/A

Environmental, Staff, and Public Safety

N/A

Follow-up Action / Communications

Staff will communicate with the applicant if the redesignation is granted third reading and will assist where appropriate with the next phase of development.

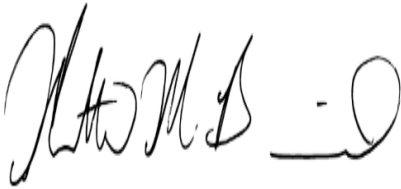
Report Approval Details

Document Title:	Bylaw 2020-20 Redesignation AG to IG, PH, 2nd, 3rd Reading.docx
Attachments:	<ul style="list-style-type: none">- Bylaw 2020-20.docx- Bylaw 2020-20 Map package.pdf- Comment summary title page.docx
Final Approval Date:	Jun 26, 2020

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



Sherry Baers



Matthew Boscarol