

# Wheatland County

## Request for Decision

Regular Council Meeting

July 7, 2020

Report prepared by: Graham Allison



### Bylaw 2020-28 Land Use Bylaw Amendments, Batch 3

#### **Recommendation from Administration**

Resolution 1: That Council grant First Reading of Bylaw 2020-28, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 as shown on the attached Schedule 'A'.

Resolution 2: That a Public Hearing for Bylaw 2020-28 be scheduled for August 18, 2020 at 9:00AM in Wheatland County Council Chambers. If the office remains closed to the public due to Covid-19, the Public Hearing will be held by conference call in accordance with the Municipal Government Act, Section 199.

#### **Chief Administrative Officer's Comments**

N/A

#### **Report**

This application will implement textual changes to Wheatland County's Land Use Bylaw. The proposed Land Use Bylaw amendments are recommended to clarify definitions, to remove contradicting uses or provisions, to correct minor errors, and clarify wording or language in the purpose and intent in several land use districts. Amendments are proposed to the following sections of the Land Use Bylaw:

##### **1. Part 2: Definitions**

a) Proposed textual amendments to the following definitions:

Dwelling, Accessory Dwelling, Duplex  
Dwelling, Fourplex  
Dwelling, Manufactured  
Dwelling, Modular  
Dwelling, Moved On  
Dwelling, Multi-Unit  
Dwelling, Primary  
Dwelling, Secondary Suite  
Dwelling, Semi-Detached  
Dwelling, Single Detached  
Dwelling, Temporary  
Dwelling, Townhouse

i. Proposed amendments to the following definitions:

Equestrian Centre  
Greenhouse, Private  
Greenhouse, Public  
Gross Floor Area  
Home-Based Business, Type 2  
Home-Based Business, Type 3

#### Lot Coverage

- b) Proposed amendments to include new definitions for the following:
  - Impervious Surface
  - Garden Centre
  - Dwelling, Relocatable Industrial Accommodation
- c) Proposed amendments to remove the following definition:
  - Nursery

#### 2. Part 7: General Regulations

- a) Proposed textual amendments to Section 7.18.5 Prohibited Signage

#### 3. Part 8: Specific Use Regulations

Changes are being proposed to the following Specific Use Regulations:

- a) Section 8.8 Dwelling, Accessory
- b) Section 8.11 Dwelling, Moved On
- c) Section 8.13 Dwelling, Temporary

Additional Changes are also being proposed for the following uses.

- d) Section 8.14 Home Based Business to require a site plan for Home Based Business 2 (HBB2) applications, and for a Home Based Business 2 (HBB2) to operate within an accessory building/structure.
- e) Section 8.16 Shipping Containers to allow shipping containers within Industrial General (IG) Districts to be four in height, increased from two.

#### 4. Part 9: Land Use Districts

- a) Proposed textual amendments to Section 9.1 Agricultural General to move HBB2 from discretionary use to permitted use.
- b) Proposed textual amendments to Section 9.5 Industrial General to update the purpose and intent of the district to align with the district regulations.

### **Relevant Policies, Practices, and Legislation**

After initial review, this application is in alignment with the policies outlined in the South Saskatchewan Regional Plan, Municipal Development Plan, and Regional Growth Management Strategy.

### **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 advertise and circulate for the public hearing.

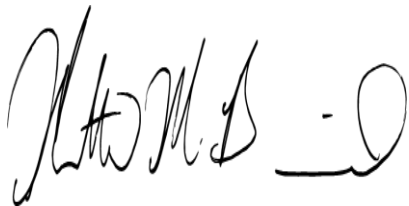
## Report Approval Details

Document Title:	Bylaw 2020-28 LUB Amendments Batch 3 1st Reading.docx
Attachments:	- Bylaw 2020-28.docx - Land Use Bylaw Amendments -Batch 3 Summary.docx
Final Approval Date:	Jun 24, 2020

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

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

Sherry Baers

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

Matthew Boscarol