

Wheatland County

Request for Decision

Regular Council Meeting

August 18, 2020

Report prepared by: Graham Allison



Bylaw 2020-28 Land Use Bylaw Amendments

Recommendation from Administration

Resolution 1: That Council undertake the Public Hearing for Bylaw 2020-28.

Resolution 2: That Council move Second Reading of Bylaw 2020-28, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to update multiple Definitions, General Regulations, Specific Use Regulations, and Land Use Districts

Resolution 3: That Council move Third Reading of Bylaw 2020-28, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to update multiple Definitions, General Regulations, Specific Use Regulations, and Land Use Districts

Chief Administrative Officer's Comments

N/A

Report

Division: County-wide

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 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 update the Land Use Bylaw 2016-01.

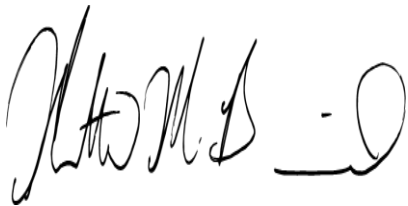
Report Approval Details

Document Title:	Bylaw 2020-28 LUB Amendments Second and Third Reading.docx
Attachments:	- Bylaw 2020-28.docx
Final Approval Date:	Jul 29, 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