

# Wheatland County

## Request for Decision

Regular Council Meeting

September 1, 2020

Report prepared by: Megan Williams



### Bylaw 2020-24: First Reading Agricultural General to Direct Control District

#### **Recommendation from Administration**

Resolution 1: That Council grant First Reading of Bylaw 2020-24, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/- 158 acres of NE-19-26-25-W4M from Agricultural General District to a new Direct Control District as shown on the attached Schedule 'A'.

Resolution 2: That a public hearing for Bylaw 2020-24 be scheduled for October 6, 2020 at 9:00 AM 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**

##### **Division: Division 5**

This direct control (DC) district is being proposed to allow an increase in residential density. Currently it is zoned Agricultural General. The applicant would like to construct a new multi-unit dwelling, which is no longer a permitted use in the Agricultural General District. The proposed Direct Control District contains a 'density' section which limits the number of multi-unit dwellings or townhouses to five. It also clarifies how multiple single family dwellings are to be permitted, through the 'Dwelling, Clustered Farm' definition.

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

South Saskatchewan Regional Plan

Municipal Development Plan

Regional Growth Management Strategy

Land Use Bylaw

#### **Alignment with the Strategic Plan**

A preliminary review of the aforementioned documents has not revealed any pressing concerns. There is no proposed fragmentation of agricultural land, the proposed DC district will enable an increase in residential density. It also controls the density for multi-unit dwellings and gives direction for how to process single unit dwellings. Staff will perform a more in-depth review for the public hearing.

## **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 notify the applicant when the public hearing is scheduled and will advertise on the County's website as well as to adjacent landowners within 1.6 kilometres of the subject parcel.

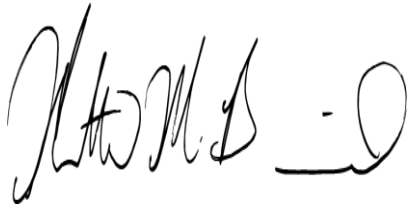
## Report Approval Details

Document Title:	Bylaw 2020-24 First Reading, AG to new DC.docx
Attachments:	<ul style="list-style-type: none"><li>- Bylaw 2020-24 DC District.docx</li><li>- Bylaw 2020-24 Comment summary.docx</li><li>- LU2020-13 Map Package.pdf</li></ul>
Final Approval Date:	Aug 25, 2020

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



Sherry Baers



Matthew Boscarol

**No Signature - Task assigned to Brian Henderson was completed by delegate Matthew Boscarol**

Brian Henderson