



**WHEATLAND COUNTY**

Where There's Room to Grow



## Comment Summary

Date: September 1, 2020

Application: LU2020-14, Agricultural General to Direct Control District 21 Redesignation

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Staff circulated internally and to external agencies. The following comments were received from internal departments and external agencies.

EXTERNAL AGENCIES	COMMENTS
AB Health Services	No concerns
AB Community and Development	No concerns
AB Culture and Tourism	No concerns
Canada Pacific Rail	No concerns
Ember Resources	No concerns
Fortis	No concerns
Ovintiv Corporation	Ovintiv no longer has an interest in this quarter
Rockyview Gas Co-op	No concerns
Rocky View County	No concerns
<b>Telus</b>	No objections
WID	No objections
INTERNAL DEPARTMENTS	
Agriculture and Environment	No comments
Public Works	No concerns
Planning & Development	<ul style="list-style-type: none"><li>Check the legal on the DC as well as your mapping, it doesn't quite match the title (should be range 25)</li></ul>

- You have included Clustered Farm Dwelling as a use but we only needed that use because in the AG zone, you could not have more than 2 dwellings. Since we have a specified density with this DC zone, we do not need Clustered Farm dwelling. I see we have left it in all the other hutterite DC zones, maybe that is because they are existing. If so, carry on with it, we just won't use it anymore.
- The uses include a Multi-Unit dwelling, but the definition shows that as a 2 story, we need to include the Dwelling, Townhouse for what they want to do (see DC-17)
- Density, we are using multi unit dwelling as a generic term but maybe we should say Dwelling, Multi Unit or Dwelling, Townhouse in the density section (see DC-17).
- We didn't speak to any of the other types of dwellings in the density section. I see we didn't do it for the other hutterite DC districts either. But are we ok if they were to build 5 SFD or duplexes on top of their townhouses? Sorry I never thought of this with the other DC zones.

Corrections made to legal, addition of Dwelling, Townhouse use, and clarification made to multi-unit dwelling density section.

Density discussion held with P&D department and an addition to the density section was made directing applications for single unit dwellings to be considered under the 'Dwelling, Farm Cluster' definition.