

Wheatland County

Request for Decision

Municipal Planning Commission

September 8, 2020

Report prepared by: Suzanne Hayes



DP 2020-087

File Number:	DP 2020-087	Division:	3
Proposal:	Parks & Playgrounds		
Location:	Within the Community of Speargrass		
Legal Description:	Plan 161 0303, Block 13, Lot 5MR, Speargrass		
Title Area:	1.59 ha (3.94 Acres)		
Existing Land Use:	Bare Municipal Reserve (MR) Parcel		
Proposed Parcels:	n/a		

Report

Wheatland County is proposing to construct a park/playground on a Community Service parcel located at Plan 161 0303, Block 13, Lot 5MR, within the Speargrass Community.

The proposed development will include a park area, pathway, children's playground, off leash dog park and a designated parking lot. The area which will become the off-leash dog park has not been finalized yet.

The final park design was the result of numerous meetings with the Speargrass Community Association (SCA), in addition to being discussed at the 2019 Speargrass Community Association AGM and also an additional open community meeting.

Alberta Transportation has issued a roadside development permit for the development and the property will be fenced with chain link fencing adjacent to Hwy #24.

The Land Use Bylaw defines Park & Playgrounds as follows:

Parks & Playgrounds means a parcel used for public recreation. Examples include a tot lot, picnic area or a spray park.

Recommendation from Administration

THAT Municipal Planning Commission approve DP 2020-087 for a Parks & Playgrounds subject to the following conditions:

1. This Development Permit is issued solely for the purpose of a park area, pathway, children's playground, off leash dog-park and a designated parking lot – Defined as Parks & Playgrounds.
2. Future modifications or developments on or to the lands that are compatible with the most current definition of Parks & Playgrounds will not require a subsequent development permit. If the use or combination of uses do not comply with the current Land Use Bylaw definition or have the potential to cause a significant or cumulative impact, a new Development Permit will be required.
3. No variances have been granted.

4. Development shall proceed according to Community Service District requirements and the applicant must comply with all applicable provisions of the Wheatland County land Use Bylaw.
5. No permanent development shall occur on or over any utility right of way or easement.
6. Applicant/Landowner to ensure approach and parking area is developed to County standards prior to construction occurring.
7. Signage to be erected explaining rules for the usage of the public space to the satisfaction to Wheatland County.

Policy Analysis

MUNICIPAL GOVERNMENT ACT (MGA):

Municipal Reserve (MR)

Use of reserve land, money

671(1) Subject to section 676(1), environmental reserve must be left in its natural state or be used as a public park.

(2) Municipal reserve, school reserve or municipal and school reserve may be used by a municipality or school board or by them jointly only for any or all of the following purposes:

- (a) a public park;
- (b) a public recreation area;
- (c) school board purposes;
- (d) to separate areas of land that are used for different purposes.

MUNICIPAL DEVELOPMENT PLAN (MDP):

The proposed playground aligns with section 3.10.1 of the MDP – Parks and Recreation Objectives which states that the County encourages high-quality recreational facilities that meet the needs of all residents across all age, economic, and cultural backgrounds. The Parks and Recreation Policy 3.10.2 states that the County shall continually explore the acquisition and re-use of land for new parks and recreation facilities.

LAND USE BYLAW (LUB):

Definition:

Parks & Playgrounds means a parcel used for public recreation. Examples include a tot lot, picnic area or a spray park.

9.10 Community Service District (CS)

The proposal has a land use designation of Community Service; Parks & Playgrounds is a discretionary use in the Community Service District.

Considerations:

- The use aligns with the uses prescribed in the MGA for a MR parcel.
- The proposed application aligns with MDP Section 3.10 for parks and recreation development.
- The proposed Playground fits with the context of the area, which is recreational and residential in nature.
- The proposal is the result of extensive consultation with the residents.

Technical Review

- The proposed gravel parking area will be accessed via Wyndham Park Way, which runs along the west side of the subject parcel.
- The parcel will not be serviced with water and sewer services at this time.

Circulation Comments

AGENCY CIRCULATION	
Alberta Transportation	A Roadside Development Permit has been issued.
Vulcan County	No response at the time of this report.
INTERNAL CIRCULATION	
Internal File Review	No Concerns.
NEIGHBOUR CIRCULATION	
To adjacent neighbors	<p>One response proposing an alternate use (basketball court).</p> <p>Follow-Up: The Wheatland County Community Services Coordinator advised that the Speargrass Community Association has a list of priority items that the community would like to develop and they are working through that list. They had discussed installing a basketball hoop next to the playground but decided against it and had a preliminary discussion about potentially constructing a full court in the future combining pickle-ball and basketball. At this time, the basketball hoop was removed for budget reasons and also because the surface would not be good for basketball (too soft) as it is primarily a safety surface for playgrounds not courts.</p>

Response Options

Option 1: THAT MPC accepts/approves the recommendation as proposed.

Option 2: THAT MPC does not accept/approve the recommendation as proposed.

Option 3: THAT MPC accepts/approves an alternate recommendation of MPC's choosing.

Follow-up Action / Communications

Inform the applicant of the decision.

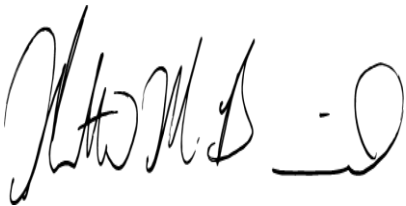
Report Approval Details

Document Title:	DP 2020-087.docx
Attachments:	- Appendices for Report DP 2020-087.docx
Final Approval Date:	Aug 20, 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