

Wheatland County

Request for Decision

Municipal Planning Commission

September 8, 2020

Report prepared by: Suzanne Hayes



DP 2020-091

File Number:	DP 2020-091	Division:	1
Proposal:	Parks and Playgrounds		
Location:	Within the Hamlet of Cluny		
Legal Description:	8792 CH, Block 12, Lots 3-6, 8-11		
Title Area:	1.85 ha (4.56 acres)		
Existing Land Use:	Community Service		
Proposed Parcels:	n/a		

Report

Wheatland County is proposing to install playground equipment on a Community Service parcel located at Plan 8792CH, Block 12, Lots 3-6, 8-11, within the hamlet of Cluny.

The proposed development will include the installation of children's playground equipment on a specified area of an existing community service parcel. The Cluny Hall Association holds a lease with Wheatland County for the Community Hall located on this County owned lot. They have been contacted and are in support of the new playground equipment.

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 2020-091 for a Parks & Playgrounds subject to the following conditions:

1. This Development Permit is issued solely for the purpose of installing children's playground equipment – 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 application will need to be submitted.
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.

Policy Analysis

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 application aligns with MDP Section 3.10 for parks and recreation development.
- The proposed Playground fits with the context of the area which is primarily residential.
- The use is compatible with the existing community use on the same lot.

Technical Review

- There is an existing parking area which is used by the community hall, and the location is also a walkable distance for the community.
- The parcel will not be serviced with municipal water or wastewater at this time.

Circulation Comments

AGENCY CIRCULATION	
Cluny Hall Association	No written response, verbal confirmation of support.
INTERNAL CIRCULATION	
Internal File Review	No Concerns.
NEIGHBOUR CIRCULATION	
To adjacent neighbors	No responses at the time of this report.

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

Notify the applicant of the decision.

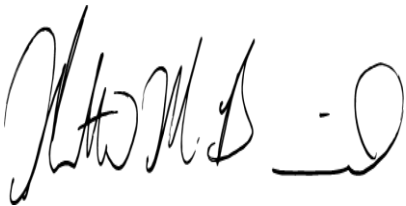
Report Approval Details

Document Title:	DP 2020-091.docx
Attachments:	- Appendices for Report DP 2020-091.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