

Wheatland County

Request for Decision

Regular Council Meeting

September 15, 2020

Report prepared by: Megan Williams



New Planning Policies 7.16 and 7.17

Recommendation from Administration

Resolution 1: That Council approve Dormant Application/Files Planning Policy Section 7.16 as presented.

Resolution 2: That Council approve Water Servicing Planning Policy Section 7.17 as presented.

Chief Administrative Officer's Comments

N/A

Report

Division: County-wide

To establish a consistent process of handling planning and development applications that have been inactive for one year, staff is proposing the Dormant Application/Files Planning Policy Section 7.16. There are many reasons to close inactive files such as to ensure they remain in alignment with updated policies and standards, and to ensure the originally submitted information and plans remain current.

Staff is also proposing a new planning policy to address water servicing. As most of the County is unserved, it is important to establish minimum water servicing requirements for a variety of development applications. Proposed Planning Policy Section 7.17 was created in collaboration with the County's Engineering Consultant to ensure the appropriate studies are requested to determine how best to service new developments.

Relevant Policies, Practices, and Legislation

The proposed dormant application/files policy will ensure all planning and development applications align with the most current policies, practices, guidelines and/or legislation.

The proposed water well policy explains aquifer reports are to align with Alberta Environment and Park's guidelines. This proposed policy also pulls flow rates from the "Water Wells that Last" directive/document prepared by the Alberta Government and Agriculture and Agri-Food Canada. These reports are required to be signed and sealed by a member of APEGA, which will ensure the report's integrity.

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

Policy 7.16 will ensure all applications stay current, will save Staff time in follow-up communication with applications.

Policy 7.17 will establish policies that clarify what is required for water reports for new developments.

Financial

N/A

Environmental, Staff, and Public Safety

N/A

Follow-up Action / Communications

If approved Staff will update the Planning Policies to include the approved new sections and will inform new applicants of the water well requirements and review files for any that would be considered inactive.

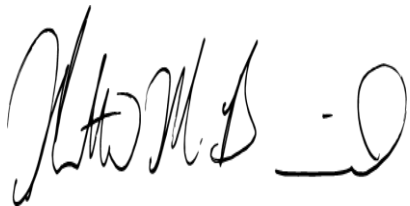
Report Approval Details

Document Title:	Nouveau Planning Policies 7.16 and 7.17.docx
Attachments:	- Section 7 - Policies 7.16 - May 14 2020.docx - Section 7 - Policies - 7.17 -August 27, 2020.docx
Final Approval Date:	Aug 31, 2020

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



Sherry Baers



Matthew Boscarol



Brian Henderson