

# Wheatland County

## Request for Decision

Regular Council Meeting

October 6, 2020

Report prepared by: Megan Williams



### Bylaw 2020-24: Public Hearing, Second and Third Reading Agricultural General to New DC District

#### Recommendation from Administration

Resolution 1: That Council undertake the Public Hearing for Bylaw 2020-24.

Resolution 2: That Council move to amend Bylaw 2020-24 'Schedule A' to move 'Communal Child Care' and 'Dwelling, Temporary' from discretionary use to permitted use, and to add 'Dwelling, Modular' as a permitted use.

Resolution 3: That Council move Second Reading of Bylaw 2020-24, as amended 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 4: That Council move Third Reading of Bylaw 2020-24, as amended 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'.

#### 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' use.

After further review of the Direct Control District, staff is proposing some amendments to the uses. Staff is proposing Dwelling, Temporary be moved from discretionary use to permitted use and that Dwelling, Module be added as a permitted use. Keeping all the dwellings under permitted use keeps the land use district consistent and cuts down the 'red tape' for development permit applications. Staff is recommending the Communal Child Care be moved from discretionary use to permitted use, again to decrease red tape for development permit applications and to keep it consistent with the existing land use as there is an existing communal child care centre. In this Direct Control District, applications for permitted uses are reviewed by the Development Officer and uses for discretionary uses are reviewed by Council.

During First Reading, Council voiced concerns regarding the provision of water for communal developments. Staff researched what the requirements were under the Water Act, Water (Ministerial) Regulations, and the Water Management Plan for the South Saskatchewan River Basin and found that a “Municipal” Water License is required for any development that will result in four or more households per parcel. In the instance of this development, a “Municipal” Water License is required, and has been obtained.

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

South Saskatchewan Regional Plan

Municipal Development Plan

Regional Growth Management Strategy

Land Use Bylaw

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

The proposal aligns with the South Saskatchewan Regional Plan, Municipal Development Plan and Regional Growth Management Strategy. The proposed new direct control district still allows the many agricultural uses occurring on the quarter section, and will allow for expansion of said uses. The proposal is being made to allow for an increase in the residential density than what the Agricultural General District currently allows. By allowing the clustering of residential development, it helps protect the surrounding agricultural lands from conversion or subdivision.

### **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 update other departments of the land use change and will notify the applicant that they are able to submit a development permit application for the multi-unit dwelling.

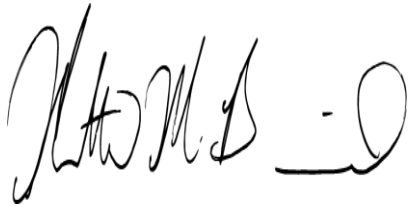
## Report Approval Details

Document Title:	Bylaw 2020-24, PH, 2nd and 3rd Reading.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>- Bylaw2020-24 Map Package.pdf</li></ul>
Final Approval Date:	Sep 25, 2020

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



Sherry Baers



Matthew Boscarol



Brian Henderson