

Wheatland County

Request for Decision

Regular Council Meeting

October 6, 2020

Report prepared by: Megan Williams



Bylaw 2020-30: First Reading, Agricultural General to Rural Business District

Recommendation from Administration

Resolution 1: That Council grant First Reading of Bylaw 2020-30, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate 86.45 acres of NE-27-24-25-W4M from Agricultural General District to Rural Business District as shown on the attached Schedule 'A'.

Resolution 2: That a public hearing for Bylaw 2020-30 be scheduled for November 10, 2020 at 9:00 AM in Wheatland County Council Chambers. If the office remains closed to the public due to COVID-19, the public hearing will be held by conference call in accordance with the *Municipal Government Act*, Section 199.

Chief Administrative Officer's Comments

N/A

Report

Division: Division 5

The applicant is applying to redesignate 86.45 acres within NE-27-24-25-W4M from Agricultural General to Rural Business District in order to expand and diversify development on the property. It is adjacent to the Town of Strathmore and currently contains a residential dwelling, with an approved development permit for a Market Garden. The applicant has hosted agricultural tourism events on this parcel in the past, which were stand alone events held in conjunction with a larger event such as Open Farm Days. These occasional events did not require a Development Permit. However, the expanded uses that will include an Entertainment Venue, Agri-Tourism Business, and a Farmers Market, will require a development permit once the land is redesignated to the appropriate district.

At the time of writing this report, no concerns were raised by external agencies or internal departments.

Relevant Policies, Practices, and Legislation

South Saskatchewan Regional Plan

Municipal Development Plan

Regional Growth Management Strategy

Land Use Bylaw 2016-01

Alignment with the Strategic Plan

Staff's preliminary review of the proposed redesignation and development did not raise any concerns.

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

If granted First Reading, staff will notify the applicant and circulate adjacent landowners the date of the public hearing.

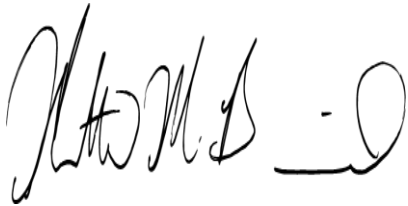
Report Approval Details

Document Title:	Bylaw 2020-30 First Reading AG to RB.docx
Attachments:	<ul style="list-style-type: none">- Bylaw 2020-30.docx- Bylaw 2020-30 Comment summary.docx- Bylaw 2020-30 Map Package.pdf
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