

Wheatland County

Request for Decision

Regular Council Meeting

October 6, 2020

Report prepared by: Megan Williams



Bylaw 2020-33: First Reading, DC-3 Amendment & AG to DC-3 Redesignation

Recommendation from Administration

Resolution 1: That Council grant First Reading of Bylaw 2020-33, being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to amend Direct Control District 3 by including 'Communal Child Care' as a permitted use, making textual amendments to the Site and Special Regulations sections and redesignating an additional +/-318.54 acres within NW and NE 6-28-21-W4M to DC-3 as shown on the attached Schedule 'A' forming part of this Bylaw.

Resolution 2: That a public hearing for Bylaw 2020-33 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 6

The applicant originally submitted the redesignation application in order to facilitate a multi-unit dwelling development permit application. Staff determined there were other amendments that should be made to Direct Control District 3 that would benefit both Hutterite Colonies and clarify sections for future development permit applications.

Bylaw 2020-33 is proposing to amend Direct Control District 3 in a few ways. The first proposed amendment will include a definition for 'Communal Child Care' and add it as a permitted use. The second proposed amendment is to the density section clarifying how single family dwellings are to be considered in this land use district. The third amendment is to redesignate a second area in the County DC-3 by adding the legal locations NW-6-28-21-W4M and NE-6-28-21-W4M in the description.

The fourth amendment is to the special regulations, to clarify that no more than four industrial operations will be allowed in the NW and NE-6-28-21-W4 combined or in the NW-27 and NE-28-23-21-W4M combined. Currently, there are no proposed industrial uses in the NW and NE 6-28-21-W4M. However, there is an existing development permit within these quarters for a mechanic shop, metal shop, carpenter shop, plumber shop, electrical, and truck wash that was designated as an 'accessory building' as it was being used exclusively for their personal use. One of the development permit conditions required approval from the development authority for any businesses being operated from this building. The Industrial, Light and Industrial, Medium uses would enable the Hutterite Colony to make an application to change the use from accessory to a business should they choose to do so.

Relevant Policies, Practices, and Legislation

South Saskatchewan Regional Plan
Regional Growth Management Strategy
Municipal Development Plan
Land Use Bylaw 2016-01

Alignment with the Strategic Plan

Staff's preliminary review of the South Saskatchewan Regional Plan, Regional Growth Management Strategy and Municipal Development Plan 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

Staff will advertise for the public hearing including circulating to adjacent landowners, and will notify the applicant of the public hearing date.

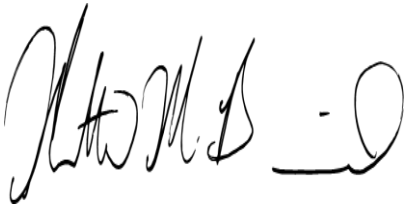
Report Approval Details

Document Title:	Bylaw 2020-33 First Reading AG to DC3.docx
Attachments:	<ul style="list-style-type: none">- Bylaw 2020-33 Direct Control District.docx- Bylaw 2020-33 Comment summary.docx- Bylaw 2020-33 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