

Wheatland County

Request for Decision

Regular Council Meeting

October 6, 2020

Report prepared by: Suzanne Hayes



DP 2020-111

Recommendation from Administration

THAT Council approve DP 2020-111 for a Community Recreation Facility subject to the following conditions:

1. This Development Permit is issued solely for the purpose of a 200' x 85' community outdoor rink – Defined as a Community Recreation Facility.
2. No variances have been granted.
3. Development shall proceed according to Direct Control District 7, (DC-7) District, Cell 7 requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
4. No permanent development shall occur on or over any utility right of way or easement.
5. Applicant/Landowner to ensure approach and shared parking area has been developed to County standards.
6. Signage to be installed explaining rules for the usage of the public space to the satisfaction to Wheatland County.

Chief Administrative Officer's Comments

N/A

Report

Division: Division 5

File Number:	DP 2020-111	
Proposal:	Community Recreation Facility	
Location:	Within the Lakes of Muirfield	
Legal Description:	Plan 061 4800, Block 8, Lot 5	
Title Area:	2.10 ha (5.2 Acres)	
Existing Land Use:	Retail Uses, Parking Lot	
Proposed Parcels:	n/a	

Wheatland County has been working with the Lakes of Muirfield Homeowners' Association on a request to find a suitable location to place a community outdoor rink. The size of the pad is 200' X 85' and can be used for hockey/skating, and numerous summer activities. The Homeowners' Association previously placed a snowbank rink on the proposed site, but have now secured a rink board system which requires a larger area in order to accommodate the boards. The 5.2 acre lot is shared with the existing mercantile building.

The Homeowners' Association has raised funds for the rink and if approved, volunteers will be responsible for: erecting and maintaining the rink boards, flooding the ice, clearing snow, and maintaining the ice surface.

Assistance requested from the County includes land to accommodate the rink, site preparation (level the site and ensure drainage for the rink area), water supply from the hydrant, and the cost of water.

The rink will be accessed via Muirfield Blvd. and the parking area is proposed to be located on the same parcel and will be shared with the mercantile, as it was previously when the snowbank rink was in use.

Community Recreation Facility is a discretionary use in the Direct Control (DC-7, Cell 7) District, therefore this application requires a decision by Council.

Relevant Policies, Practices, and Legislation

Lakes of Muirfield Area Structure Plan: The area structure plan identifies this area as an area which would offer a variety of support amenities including recreational facilities.

Municipal Development Plan:

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:

Definition:

Community Recreation Facility means a development providing facilities that are available to the public for sports and recreational activities conducted indoors and/or outdoors. Typical uses included indoor/outdoor swimming pools, gymnasiums, sports fields, outdoor tennis courts, ice surfaces or rinks, athletic fields, riding stables and fitness trails.

DC-7 (Cell 7)

The purpose and intent of this development cell is to provide for the development of a village centre for commercial, administrative and community facilities to serve the community.

Permitted	Discretionary
Accessory Building/Structure	Community Building and Facility
Office	Community Recreation Facility
Signs Not Requiring a Development Permit	Convenience Store
	Drinking and Eating Establishment
	Entertainment Venue
	Fitness Centre
	Liquor Sales
	Outdoor Café
	Restaurant
	Retail Establishment
	Service Station
	Show Home
	Signs Requiring a Development Permit

Considerations:

- The proposed application aligns with MDP Section 3.10 for recreational development.
- The proposed recreational facility fits within the context of the area which is residential in nature.
- The proposal is the result of a collaborative effort with the community association.
- A snowbank rink operated previously on this site.

Technical Review

- The parcel is adjacent to Range Road 264; the existing access and parking area is via Muirfield Boulevard.
- No water or sewer services are proposed for the rink location, and no lighting is proposed for the rink at this time but may be a future consideration.

Circulation Comments

AGENCY CIRCULATION	
Not performed	
INTERNAL CIRCULATION	
Internal File Review	No Concerns.
NEIGHBOUR CIRCULATION	
To adjacent neighbors	No Concerns.

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

N/A

Financial

N/A

Environmental, Staff, and Public Safety

N/A

Follow-up Action / Communications

Inform applicant of the decision.

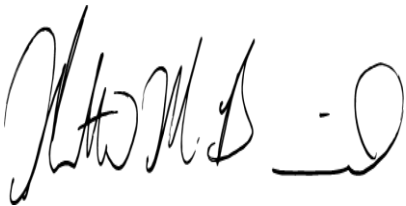
Report Approval Details

Document Title:	DP 2020-111.docx
Attachments:	- Appendices for Report DP 2020-111.docx
Final Approval Date:	Sep 25, 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

A handwritten signature in black ink, appearing to read "Brian Henderson". The script is cursive and fluid.

Brian Henderson