

# Wheatland County

## Request for Decision

Regular Council Meeting

November 10, 2020

Report prepared by: Megan Williams



### **Bylaw 2020-30: Agricultural General to Rural Business, Public Hearing, Second and Third Reading**

#### **Recommendation from Administration**

Resolution 1: That Council undertake the Public Hearing for Bylaw 2020-30.

Resolution 2: That Council grant Second 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 within NE-27-24-25-W4M, from Agricultural General District to Rural Business District as shown on the attached Schedule 'A' forming part of this Bylaw.

Resolution 3: That Council grant Third 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 within NE-27-24-25-W4M from Agricultural General District to Rural Business District as shown on the attached Schedule 'A' forming part of this Bylaw.

#### **Chief Administrative Officer's Comments**

N/A

#### **Report**

##### **Division 5**

The applicant is applying to redesignate 86.45 acres within NE-27-24-25-W4M from Agricultural General to Rural Business District to expand and diversify the businesses on the property. The applicant is interested in applying for Agri-Tourism based businesses, a wedding venue, and possibly a Farmers Market. The applicant has hosted agricultural tourism events on this parcel in the past; they were stand alone events held in conjunction with a larger event such as Open Farm Days. These stand-alone events did not require a Development Permit.

As the applicant intends to expand and diversify their business by holding events more frequently throughout the year, a development permit would be required. As these uses do not fall under the Agricultural General District, it is necessary to redesignate their parcel to the Rural Business District.

The parcel is adjacent to the Town of Strathmore and is accessed from Highway 817. The parcel contains a dwelling and an approved development permit for a Market Garden.

No concerns were raised by external agencies or internal departments, and at the time of writing this report, no written comments from adjacent landowners had been received. If a development permit is applied for that falls within Alberta Transportation's control distance, a roadside development permit is required.

## **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**

The application will result in diversification of the agricultural sector and will contribute to the local tourism sector. The development is accessed from a paved highway, and any parking would be required to be accommodated on site. For these reasons, the application aligns with the South Saskatchewan Regional Plan, Regional Growth Management Strategy, and Municipal Development Plan.

## **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 approved, Staff will notify the applicant and will assist with the development permit applications where appropriate.

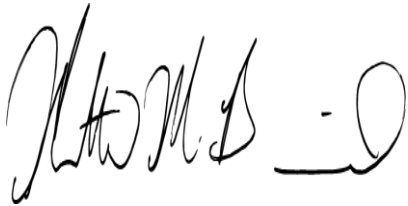
## Report Approval Details

Document Title:	Bylaw 2020-30 PH, 2nd, 3rd Reading, AG to RB.docx
Attachments:	<ul style="list-style-type: none"><li>- Bylaw 2020-30.docx</li><li>- Bylaw 2020-30 Map Package.pdf</li><li>- Bylaw 2020-30 Comment summary.docx</li></ul>
Final Approval Date:	Oct 23, 2020

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



Sherry Baers



Matthew Boscarol



Brian Henderson