

Wheatland County

Request for Decision

Municipal Planning Commission

March 9, 2021



Report prepared by: Suzanne Hayes

DP 2021-023

File Number:	DP 2021-023	Division:	3
Proposal:	Mechanical Repair Shop		
Location:	4.02 km (2.5 miles) north of Carseland on RR 260		
Legal Description:	Plan 131 2179 Block 3, Lot 2, NE-24-22-26-4		
Title Area:	6.16 hectares (15.23 acres)		
Existing Land Use:	Industrial (Industrial General District)		
Proposed Parcels:	N/A		

Report

The proposal is to operate a fully licensed automotive and heavy duty mechanic shop within an existing building on an established multi-use Industrial parcel. The business will offer maintenance and repairs on automotive, heavy duty, off road and agricultural equipment as well as commercial vehicle inspections.

Initially, there will be one employee with a projection of up to 3 more employees based on rate of growth and client demand. Maximum projected traffic will include 1-4 fulltime staff with 3-5 customers per week/per mechanic (on average). One vehicle trip is expected daily for parts delivery. No outdoor storage will be required other than parking for employees and customer vehicles.

The indoor space will include an area for tools, fluids, a desk, vehicle repair area, and used fluid storage until it can be properly disposed of according to current environmental guidelines. Hours of operation will be 8:00 AM to 5:00 PM Monday to Friday except during harvest season when a 24 hour, on call emergency repair service will be offered to the agricultural sector.

Recommendation from Administration

THAT Municipal Planning Commission approve DP 2021-023 for a Mechanical Repair Shop subject to the following conditions:

1. This Development Permit is issued solely for an Automotive and Heavy Duty Mechanics Shop – Defined as a Mechanical Repair Shop.
2. No variances have been granted.
3. Development shall proceed according to Industrial General (IG) District 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. Development to remain consistent with submitted application and all approved plans and procedures which form the application and have been deemed to be appropriate.

6. Any future modifications or development on or to the lands will require the appropriate development permits in accordance with the Wheatland County Land Use Bylaw.
7. No disposal of business related trash or any other item or substance at the County Waste transfer site.
8. Prior to operating, documentation to be provided confirming a fire inspection has been completed and complied with.

Policy Analysis

MUNICIPAL DEVELOPMENT PLAN (MDP):

The application aligns with the 2.7.2 of the MDP as it states that infill and intensification of existing industrial and commercial parks shall be encouraged through amendments to existing approved plans as a means of promoting the efficient use of land and infrastructure.

LAND USE BYLAW (LUB):

9.5 (IG) Industrial General District

The subject property has a land use designation of Industrial General (IG) District; Mechanical Repair Shop is a discretionary use within that zone.

Definition:

Mechanical Repair Shop means a facility for the repairs and maintenance of vehicles and machinery.

Considerations:

- The proposal meets the objectives of the MDP and the criteria of the LUB.
- There were no concerns raised from adjacent landowners.
- A condition has been added for a fire inspection.

Technical Review

- The property has an existing access off RR 260.
- The facility will utilize existing well and septic currently onsite.

Circulation Comments

AGENCY CIRCULATION	
	Not performed.
INTERNAL CIRCULATION	
	No concerns.
NEIGHBOUR CIRCULATION	
To adjacent landowners within 1 mile	No comments at the time of this report.

Response Options

Option 1: THAT MPC accepts/approves the recommendation as proposed.

Option 2: THAT MPC does not accept/approve the recommendation as proposed.

Option 3: THAT MPC accepts/approves an alternate recommendation of MPC's choosing.

Follow-up Action / Communications

Inform the Applicant of MPC's decision.

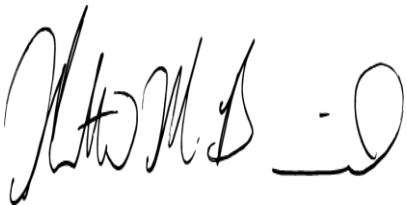
Report Approval Details

Document Title:	DP 2021-023.docx
Attachments:	- Appendices for DP 2021-023.docx
Final Approval Date:	Feb 26, 2021

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



Sherry Baers



Matthew Boscarol