



# WHEATLAND COUNTY

Where There's Room to Grow

## Request for Decision

December 10, 2019

Resolution No. \_\_\_\_\_

Date Prepared November 22, 2019

### Subject

Decision-making topic title

**DP 2019-112** The purpose of this application is for an equipment storage, construction, maintenance and repair site for a Civic General Contractor – Defined as Industrial, Medium.

**Location:** Plan 081 5359, Block 1, Lot 2, NE-7-24-25-4

### Recommendation

Clear resolution answering – what/who/how/when

**RECOMMENDATION: That Municipal Planning Commission choose Option #1 to approve DP 2019-112, for an Industrial, Medium Business subject to conditions noted in Appendix A of the Development Permit Report.**

### GM Comments

Any additional comments regarding the reason for the recommendation

### RECOMMENDATION

Report/Document: Attached ☒ Available ☐ None ☐

### Key Issue(s) / Concepts Defined

Define the topic, reference background material and state question to be answered

Beginning in 2005, there have been a variety of businesses operating out of this Industrial General parcel; however recently, there has been a considerable length of time with no businesses operating from this site. The most recent purchasers of the property had commenced business activities on the parcel prior to obtaining a permit as they were not aware of the requirement. This application has been made to ensure the business has the proper permit in place and is operating in accordance with the Land Use Bylaw.

### Relevant Policy / Practices / Legislation

Cite existing policies, practices and/or legislation

3.7 Municipal Development Plan  
2.2 West Hwy 1 Area Structure Plan  
9.5 Land Use Bylaw

**Strategic Relevance**

Reference to goals or priorities of current work program

N/A

**Response Options and Desired Outcome(s)**

Main result, along with highlighted requisites and benefits

**OPTIONS:**

Staff proposes the following 3 possible options for Municipal Planning Commission to consider:

Option #1: That Municipal Planning Commission approve DP 2019-112, for an Industrial, Medium Business subject to conditions noted in Appendix A of the Development Permit Report and that:

- with the stated conditions of approval, the Development Authority has determined that the proposed Industrial, Medium Business complies with the County's Land Use Bylaw rules and regulations.

Option #2: That Municipal Planning Commission refuse the application with reasons given.

Option #3: That Municipal Planning Commission provide an alternative recommendation of Municipal Planning Commission's choosing.

**RECOMMENDATION: That Municipal Planning Commission choose Option #1 to approve DP 2019-112, for an Industrial, Medium Business subject to conditions noted in Appendix A of the Development Permit Report based on the following;**

- The proposal aligns with the Municipal Development Plan, the West Hwy 1 Area Structure Plan and the Land Use Bylaw.
- The location is within an area designated for Industrial Development.
- It provides an opportunity for Economic Development.

**IMPLICATIONS OF RECOMMENDATION****General**

Consequences to community, overall organization and/or other agencies

N/A

**Organizational**

Policy change or staff workload requirements

N/A

**Financial**

Current and/or future budget impact

N/A

**Environmental, Staff and Public Safety**

Consequences for the environment, consideration of effects on the safety of staff and the public

N/A

**Follow-up Action / Communications**

Timelines, decision-making milestones and key products

Advise applicant of the decision.

Submitted  
by:



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Suzanne Hayes  
Development Officer

Reviewed  
by:



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Sherry Baers  
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Codes Services



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