



WHEATLAND COUNTY

Where There's Room to Grow

Request for Decision

January 14th, 2020

Resolution No. _____

Date Prepared December 20, 2020

Subject

Decision-making topic title

The purpose of this application is to redesignate +/- 9.77 acres from Agricultural General (AG) District to Direct Control District (DC-19) to accommodate an existing RV storage business and Country Residential development.

Recommendation

Clear resolution answering – what/who/how/when

Option #1: THAT First Reading of Bylaw 2019-32 be granted.

Resolution 1: THAT Bylaw 2019-32 be given First Reading, this being a bylaw to redesignate +/-9.77 acres of NE-20-23-25-W4M from Agricultural General District to Direct Control District 19.

Resolution 2: THAT a Public Hearing for Bylaw 2019-32 be scheduled for February 4th, 2020 at 9:00 AM in Wheatland County Council Chambers.

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

This application is to create a new Direct Control district within NE-20-23-25-W4M. The landowner owns a recreational vehicle storage business on the site that was originally permitted in 2004 and renewed in 2009. The development permit expired in 2015 and the land needs to be redesignated to accommodate a new development permit as recreational vehicle storage is no longer allowed as a use on an Agricultural General Parcel. The applicant is also proposing adding 'Outdoor Storage as a discretionary use on site. No complaints have been received in relation to the operation.

The proposed Direct Control (DC) district consists of 2 development cells:

- Cell 1 will be a Recreational Vehicle Storage Cell; and
- Cell 2 will be a Residential Cell.

This redesignation is to accommodate the existing residence and recreational vehicle storage business. The remainder of the parcel will remain Agricultural General.

Relevant Policy / Practices / Legislation

Cite existing policies, practices and/or legislation

Section 8 of the SSRP

Section 4.3 of the RGMS

Sections 3.1.1 and 3.6.1 of the MDP

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:

Option #1: THAT First Reading of Bylaw 2019-32 be granted

Resolution 1: THAT Bylaw 2019-32 be given First Reading, this being a bylaw to redesignate +/-9.77 acres of NE-20-23-25-W4M from Agricultural General District to Direct Control District 19.

Resolution 2: THAT a Public Hearing for Bylaw 2019-32 be scheduled for February 4th, 2020 at 9:00 AM in Wheatland County Council Chambers.

Option #2: THAT Bylaw 2019-32 be refused.

Resolution 1: THAT Bylaw 2019-32 be refused.

Option #3 THAT Council approve an alternate recommendation.

RECOMMENDATION

Staff is recommending Option #1 – Approve Bylaw 2019-32 for the following reasons:

- The proposal generally aligns with the SSRP, RGMS and MDP in terms of what is proposed.
- The proposed DC aligns with the county's standards and policies.

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

If given first reading, staff will schedule a public hearing for February 4th, 2020 and advertise it in the paper for two consecutive weeks.

Submitted
by:



Graham Allison
Planner I

Reviewed
by:



Matthew Boscariol, MES, MCIP, RPP
General Manager of Community &
Development Services



Brian Henderson, CPA, CA
Interim CAO