



PLANNING REPORT

1st Reading – COUNCIL

January 14, 2020

BYLAW #: 2019-32	File No: LU2019-12
LEGAL DESCRIPTION: NE-20-23-25-W4M	TITLED AREA: 69.67 Acres
EXISTING LAND USE DISTRICT: Agricultural General (AG) District	PROPOSED LAND USE DISTRICT: Direct Control District 19 (DC-19))
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.	

LOCATION:

Adjacent to Township Road 234, approximately 6.2 km (3.9 mi) southwest of the Town of Strathmore.

BACKGROUND INFORMATION:

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.

POLICY ANALYSIS:

Calgary Metropolitan Regional Plan (CMRB):

The proposed redesignation is within the Calgary Metropolitan Regional Board plan area, however as it is not amending a statutory document, circulation to the Board was not required.

South Saskatchewan Regional Plan (SSRP)

Although this proposal is to redesignate an agricultural parcel, the proposed development cells have been used for recreational vehicle storage and residential purposes for years, so the function of the redesignation is to align with the existing uses on site. The SSRP aims to stimulate local employment opportunities while providing an appropriate mix of agricultural, residential, commercial and industrial. This redesignation is in alignment with these policies through the creation of industrial and commercial development cells that align with the existing uses on site.

Regional Growth Management Strategy (RGMS)

The RGMS discourages the conversion and fragmentation of large agricultural parcels while avoiding conflicts between uses. The proposed Cell 1 contains an existing recreational vehicle storage business, while Cell 2 contains an existing residence. This redesignation will bring land that is already being used for business and residential uses into alignment with the Land Use Bylaw. So, while this DC district will remove land that is zoned for agricultural uses, it is not converting any cultivated farmland.

Municipal Development Plan (MDP)

Like the RGMS, the MDP prioritizes the protection of the County's agricultural land base by discouraging the conversion of cultivated lands and minimizing residential encroachment onto agricultural lands. This redesignation does not encroach onto agricultural land since the uses proposed in this redesignation already exist on site. The MDP also recognizes and allows for different needs and secondary uses on parcels where residential activity is the primary use. The proposed Direct Control (DC) district conforms to this objective by allowing for industrial/commercial uses on an existing residential parcel, while leaving the remainder to be zoned for agriculture.

Land Use Bylaw (LUB)

A Direct Control (DC) District is intended to accommodate the current uses on a parcel that do not fit within an existing district in the LUB. Due to the variety of uses on this site, this parcel does not currently comply with any existing district within the LUB. The establishment of a Direct Control (DC) district would ensure that this parcel meets the standards and policies of the County moving forward.

The regulations and uses listed within the proposed district will allow the owner to renew their development permit for the existing recreational vehicle storage business and bring the parcel back into general compliance with the LUB.

TECHNICAL REVIEW:

Water Servicing:

The subject site has two existing private wells. One well services the recreational vehicle storage business contained within proposed Cell 1 and the second well services the existing residence, which is within proposed Cell 2.

Septic Servicing:

The existing residence located with proposed Cell 2 is serviced by a private sewage disposal system. Cell 1 contains no servicing as it is only used for the storage of recreational vehicles. There are no proposed septic systems for this parcel.

CIRCULATION COMMENTS:

EXTERNAL AGENCIES	COMMENTS
AB Community Development	No comments received.
AB Culture	No comments received.
AB Energy Regulator	No comments received.
AB Environment & Parks	No comments received.

AB Health Services	<ol style="list-style-type: none"> 1. AHS recommends that any existing/proposed water well or water supply on the subject lands must be completely contained within their proposed property boundaries. 2. Any existing and/or proposed private sewage disposal system(s), including septic tank and effluent disposal field, must be completely contained within their proposed property boundaries and must comply with the construction and setback distances outlined in the most recent Alberta Private Sewage Systems Standard of Practice. 3. Ensure the property and development are designed and maintained in accordance with the Alberta Public Health Act. 4. If there is any evidence of contamination, or other issues of public health concern identified at any phase of development or during operation, AHS wishes to be immediately notified.
AB Transportation	No comments received.
ATCO Electric	No comments received.
ATCO Gas	No comments received.
AB Utilities Commission	No comments received.
Canada Post	No comments received.
Encana Corporation	No comments received.
Fortis Alberta	No comments received.
Golden Hills School Division	No comments received.
Redeemer Catholic School Division	No comments received.
Telus	No comments received.
Western Irrigation District	No comments received.
INTERNAL DEPARTMENTS	
Agricultural Services	No concerns.
Emergency Services	No concerns.
Development Services	<p>My only comment is that the applicant be made aware that she will need to apply for a permit for the RV storage if her redesignation is approved. Her original permit is expired.</p> <p>Also just ensure that the existing buildings meet the setbacks for the proposed CR district boundaries.</p>
Protective Services	No concerns.
Transportation & Infrastructure Services	No concerns.

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

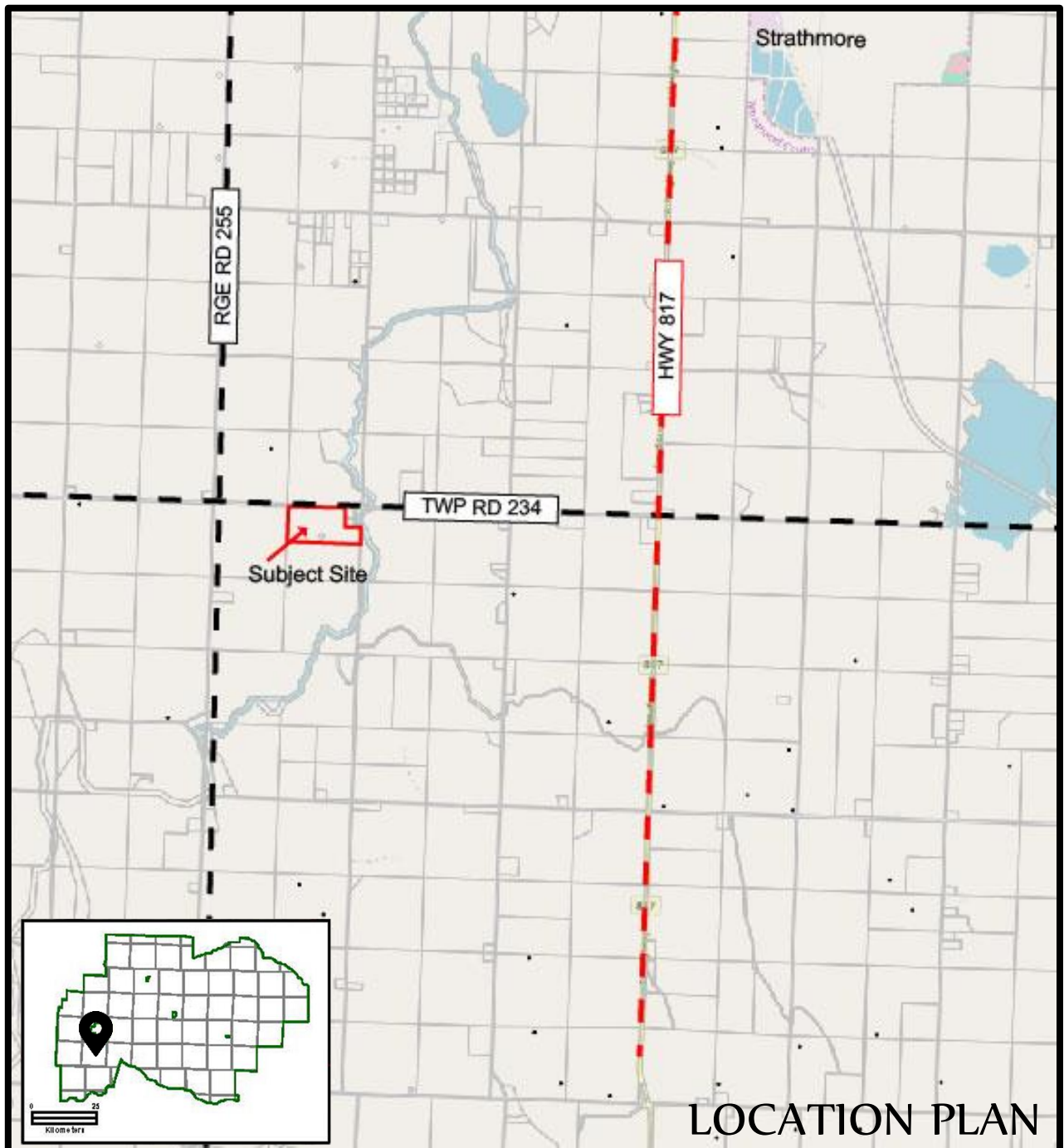
Staff is recommending Option #1 – Approve Bylaw 2019-32 for the following reasons:

- 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.

Respectfully submitted,



Graham Allison, Planner I
Planning and Development Department



LOCATION PLAN



NE-20-23-25-W4M

Date: January 14th, 2020

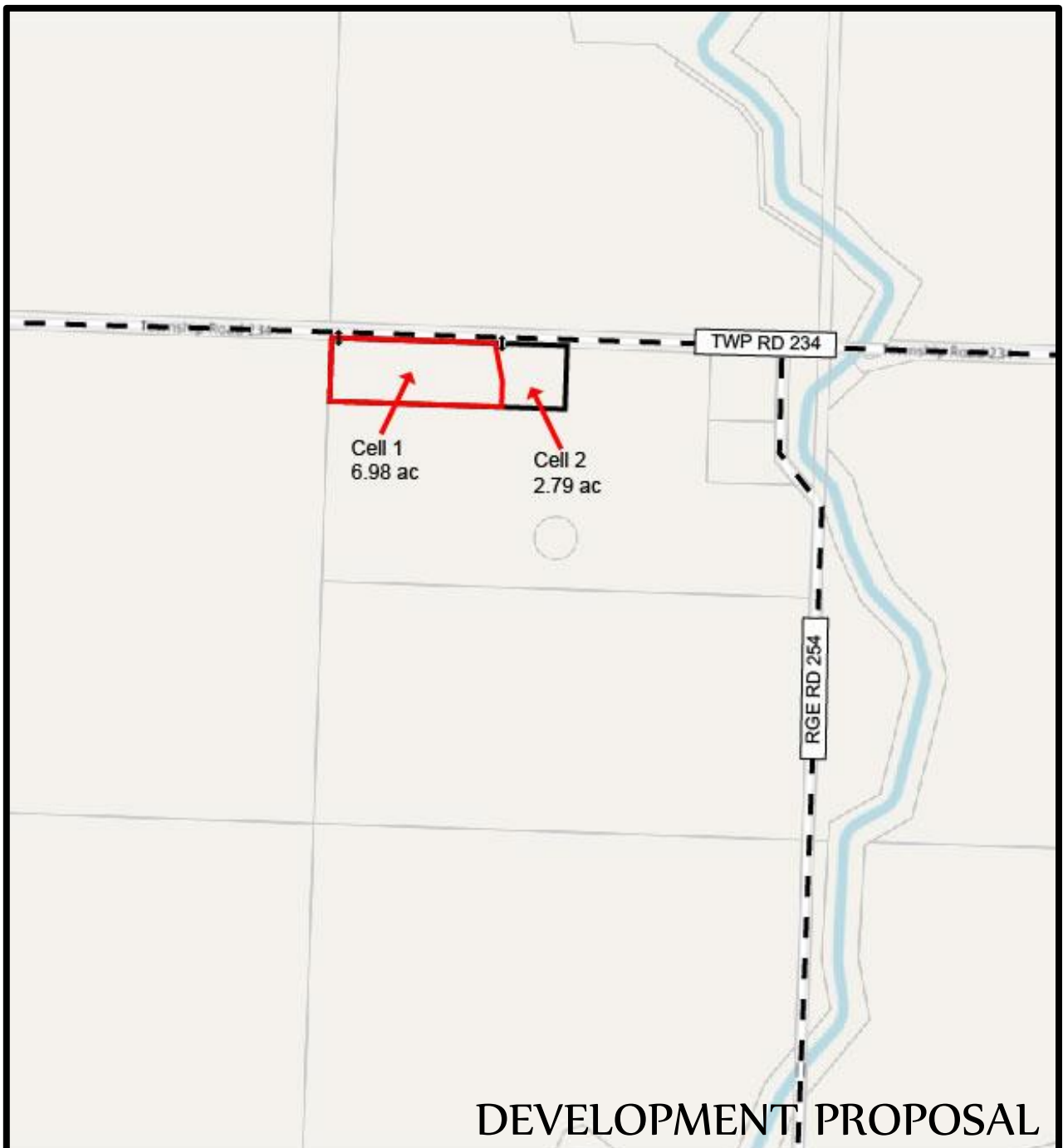
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