



WHEATLAND COUNTY

Where There's Room to Grow



Request for Decision

February 4, 2020

Resolution No. _____

Date Prepared January 21, 2020

Subject

Decision-making topic title

DP 2020-002 The purpose of this application is to allow for an employee dwelling to be located on the upper floor of the existing golf course clubhouse.

Location: Plan 061 4100, Block 8, Lot 1, Lakes of Muirfield, Hamlet of Lyalta

Recommendation

Clear resolution answering – what/who/how/when

RECOMMENDATION: That Council choose Option #1, to approve DP 2020-002.

Resolution 1: THAT Council approve DP 2020-002 for a Dwelling, Employee subject to conditions noted in Appendix A.

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

On January 14, 2020, the applicants received approval for an amendment to the Direct Control 7 District (DC-7, Cell 4) of the Land Use Bylaw to allow Dwelling, Employee as a discretionary use in the district.

The applicant would now like to apply for a Development Permit for a 1500 sq. ft. residence to be located on the upper floor of the Golf Course Clubhouse in order to provide accommodation for the owners.

Relevant Policy / Practices / Legislation

Cite existing policies, practices and/or legislation

MUNICIPAL DEVELOPMENT PLAN (MDP):

Section 3.6.1 Residential Development Objectives

LAKES OF MUIRFIELD AREA STRUCTURE PLAN:

Section 5.2 Land Use Policies

LAND USE BYLAW (LUB) 2016-01:

3.2.1 Development Authority

9.2.8 Direct Control District, Discretionary Use

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 Council to consider:

Option #1: THAT Council approve DP 2020-002:

Resolution 1: THAT Council approve DP 2020-002 for a Dwelling, Employee subject to conditions noted in Appendix A.

Option #2: That Council refuse DP 2020-002 with reasons given.Option #3: That Council provide an alternative recommendation.**RECOMMENDATION:**

That Council choose Option #1 to approve DP 2020-002 for a Dwelling, Employee subject to conditions noted in Appendix A of the Development Permit Report based on the following:

- The proposed Dwelling, Employee aligns with 3.61 of the MDP.
- The recent Land Use Bylaw amendment to allow the use in the DC-7 district signifies a general support for a Dwelling, Employee within Cell 4.
- The proposed Dwelling, Employee fits with the context of the area, which is primarily residential and provides support to the golf course.
- With the stated conditions of approval, the Development Authority has determined that the proposal complies with intent of the County's Land Use Bylaw rules and regulations.
- The applicant will be required to obtain the required safety code permits.

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:



Suzanne Hayes
Development Officer

Reviewed
by:



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



Brian Henderson, CPA, CA
CAO