



**WHEATLAND COUNTY**

Where There's Room to Grow



## DEVELOPMENT PERMIT REPORT

Wheatland County Council  
February 4, 2020

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**Development Permit Number:** DP 2020-002

**PROPOSAL:** Dwelling, Employee

**LEGAL DESCRIPTION:** Plan 061 4100, Block 8, Lot 1

**LOCATION:** Muirfield Golf Course, Hamlet of Lyalta

**PARCEL SIZE:** 69.0 ha (170.51 acres)

**ZONING:** Direct Control 7, Cell 4 (DC-7, Cell 4)

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### DETAILS OF PROPOSAL:

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.

The Land Use Bylaw Defines a Dwelling, Employee as follows:

***Dwelling, Employee** means a dwelling unit that is an accessory use, intended for occupation by an employee of the principal use, such as a caretaker, manager, or watchman. It cannot be rented out to a non-employee of the principal use which is an industrial or commercial business. If a Dwelling, Employee is a Manufactured, Moved-On or Modular Dwelling, the applicable regulations of that particular dwelling type shall apply.*

The applicant has been in discussions with staff to determine what safety code requirements will be necessary to accommodate the proposed residence.

A Dwelling, Employee is a Discretionary Use in the Direct Control 7 District (DC-7, Cell 4). The Development Authority for discretionary use applications in Direct Control districts is Council.

### RELEVANT POLICY/LEGISLATION

#### **CALGARY METROPOLITAN REGIONAL BOARD (CMRB):**

The application falls outside of the CMRB plan area, no review by the Board is required.

## **MUNICIPAL DEVELOPMENT PLAN (MDP):**

The proposed Dwelling, Employee aligns with Section 3.6.1 of the MDP as it ensures that Wheatland residents have access to a range of affordable housing types, and a diversity of housing choices, to accommodate all stages of life. It also allows for residents to work in close proximity to their place of residence.

## **AREA STRUCTURE PLANS:**

The application falls within the Lakes of Muirfield Area Structure Plan. Section 5.2 of the plan describes the ASP's land use policies, and states that minor amendments and relaxations of the plan can be achieved without amendments to the plan if the amendments satisfy the Subdivision or Development Approvals Authority. The Land Use Bylaw amendment recently approved indicates that the Development Authority (Council) was satisfied that no ASP amendment was required at that time. Staff are satisfied that this application meets the intent of the ASP and no amendment of the ASP is proposed.

## **LAND USE BYLAW (LUB):**

### **3.2.1 Development Authority**

- a) Council with respect to all Development Permit applications for Discretionary Uses within Direct Control Districts and with respect to Development Permit applications for Permitted uses within Direct Control Districts which involve variance requests in excess of 10% of the relevant numerical value, unless otherwise specified with the Direct Control District;

### **Definition:**

**Dwelling, Employee** means a dwelling unit that is an accessory use, intended for occupation by an employee of the principal use, such as a caretaker, manager, or watchman. It cannot be rented out to a non-employee of the principal use which is an industrial or commercial business. If a Dwelling, Employee is a Manufactured, Moved-On or Modular Dwelling, the applicable regulations of that particular dwelling type shall apply.

## **9.28 Direct Control District (DC-7)**

### **4. Cell 4 Land Use Regulations – Golf Course**

#### **Purpose and Intent**

The purpose and intent of this development cell is to provide for a golf course and accessory uses and accessory buildings related to the golf course.

#### **Permitted and Discretionary Uses**

- a) The following uses shall be permitted or discretionary with or without conditions provided that the application complies with the regulations of this district and this Bylaw:

Permitted	Discretionary
Accessory Building/Structure	Dwelling, Employee 
Essential Public Service	Golf Course
Sign	

**CIRCULATION COMMENTS:**

AGENCY CIRCULATION	
Western Irrigation District	No Concerns (as per LUB Amendment Circulation).
Alberta Health Services	Summary: (as per LUB Amendment Circulation) If the dwelling is to be used as an employee residence, the owners must meet the upkeep and condition of properties used for accommodation purposes.
INTERNAL CIRCULATION	
Internal File Review	No Comments Received at the time of this report.
NEIGHBOUR CIRCULATION	
To adjacent neighbors	No Comments Received at the time of this report.

**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.

Appendix A:

1. This Development Permit is issued solely for the purpose of an employee dwelling to be located above the existing golf course club house - Defined as a Dwelling, Employee.
2. No variance has been granted.
3. Development shall proceed according to Direct Control 7 District, Cell 4 (DC-7, Cell 4) 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.

NOTES:

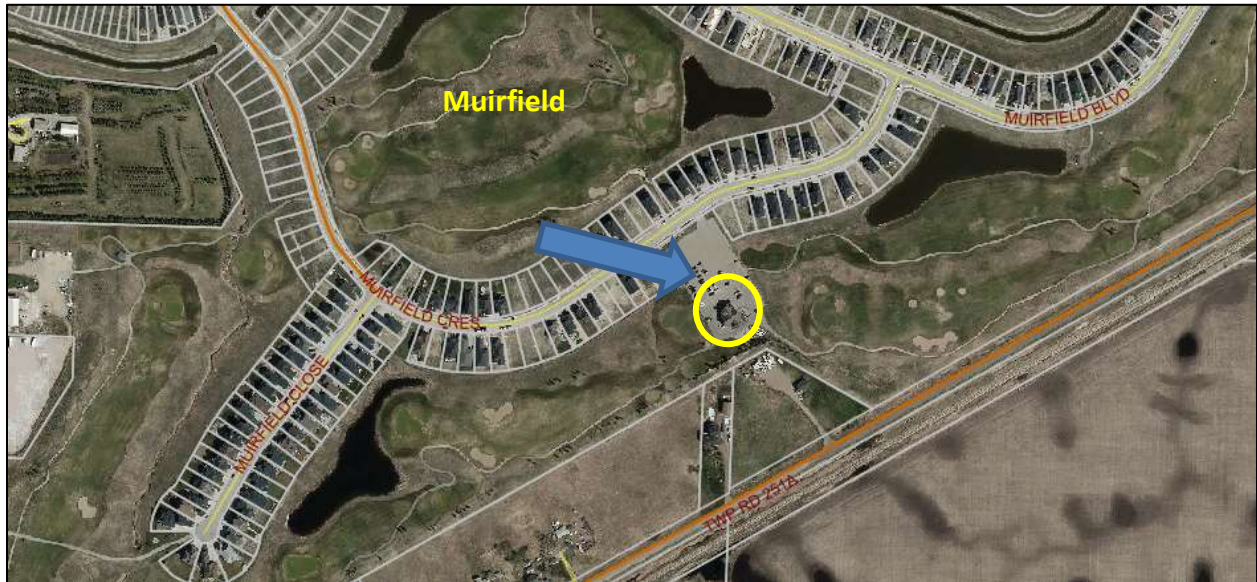
- ALL CONSTRUCTION SHALL CONFORM TO ALBERTA SAFETY CODE REGULATIONS.
- DEVELOPMENT SHALL MEET ALL PROVINCIAL AND FEDERAL LEGISLATION.
- DEVELOPER SHALL ADHERE TO LAKES OF MUIRFIELD ARCHITECTURAL CONTROLS.



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**Suzanne Hayes, Development Officer**

## Appendix B: Location Plan



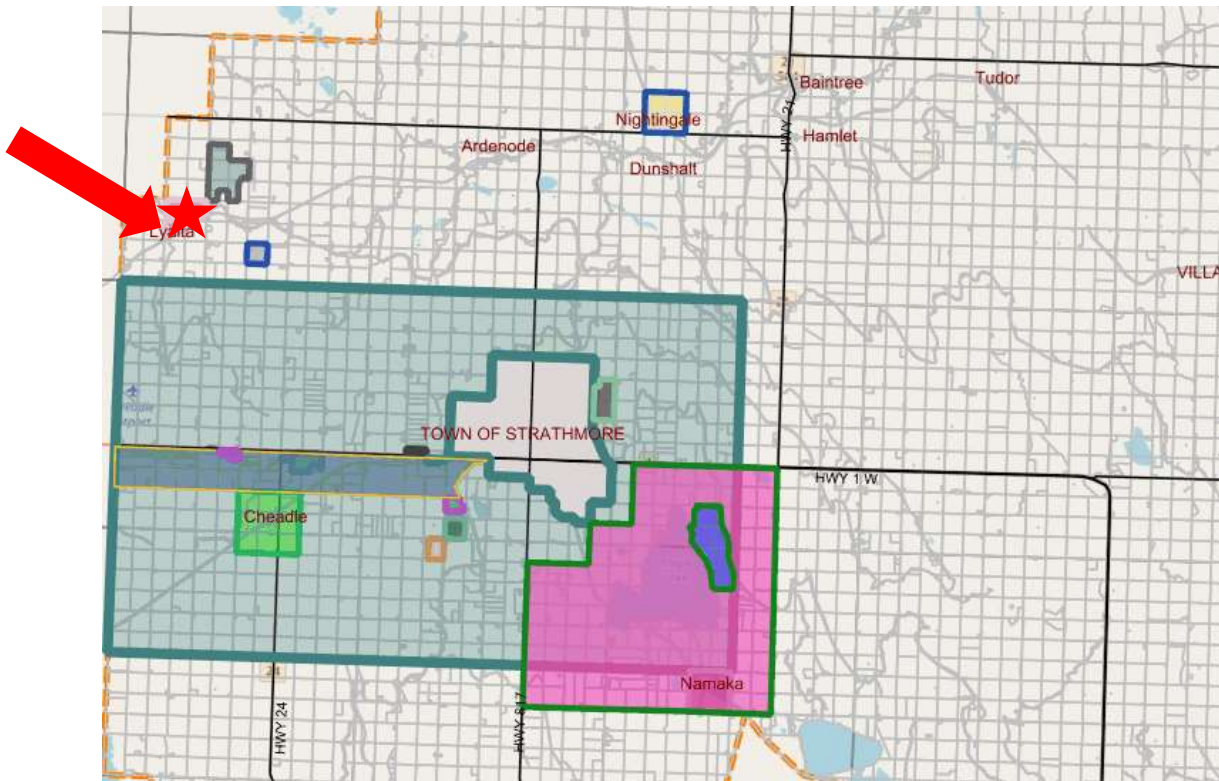
## Appendix C: Aerial Photo



## Appendix D: Site Plan



## Appendix E: CMRB and Area Structure Plans



## Appendix F: Circulation Area



## Appendix G: Photos

