



WHEATLAND COUNTY

Where There's Room to Grow



Request for Decision

February 18, 2020

Resolution No. _____

Date Prepared January 23, 2020

Subject

Decision-making topic title

Bylaw 2019-12 – First Reading to redesignate 67.09 acres of Plan 041 1592, Block 1, Lot 2 land from Agricultural General (AG) District to Industrial General (IG) District.

Location: This parcel is adjacent to Range Road 261 and Township Road 241A and is approximately 2km north east of Cheadle.

Recommendation

Clear resolution answering – what/who/how/when

That Council choose Option #1, to approve Bylaw 2019-12.

Resolution 1: That Council move First Reading of Bylaw 2019-12, this being the bylaw to redesignate 67.09 acres of Plan 041 1592, Block 1, Lot 2 from Agricultural General (AG) District to Industrial General (IG) District.

Resolution 2: That Council move that a Public Hearing for Bylaw 2020-12 be scheduled for March 24, 2020 at 9:00AM 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

The purpose of this application is to redesignate the parcel to Industrial General to prepare for future industrial development. The landowner had previously applied to subdivide the parcel in 2014 but due to complications with the wetlands and stormwater drainage, the subdivision application was withdrawn in favour of keeping the parcel together and redesignating it. When a development permit application is applied for, a biophysical impact assessment and stormwater master plan may be asked for to ensure the proposed development doesn't impact the wetlands nor cause significant storm water issues.

A preliminary review of the South Saskatchewan Regional Plan, Municipal Development Plan, and Regional Growth Management Strategy did not reveal any pressing concerns. There is a policy in the

West Highway 1 Area Structure Plan that says pre-zoning a parcel too far in advance of subdivision or development plans is discouraged. Staff does not have any concerns regarding the redesignation of this parcel ahead of development as it does fall within an industrial Area Structure Plan, and there are parcels within this quarter section that have already been redesignated to Industrial General.

Staff circulated the application to external agencies and internal departments. No significant concerns were raised, concerns and comments received will be addressed at the subdivision and development permit stage.

Relevant Policy / Practices / Legislation

Strategic Relevance

SSRP Implementation Plan: Agriculture and Community Development
RGMS 4.3
MDP Policies 3.1 and 3.7
WH1ASP
Land Use Bylaw 2016-01

Response Options and Desired Outcome(s)

Option #1: THAT First Reading of Bylaw 2019-12 be granted.

- | | |
|--------------|--|
| Resolution 1 | That Council move <u>First Reading</u> of Bylaw 2019-12, this being the bylaw to redesignate 67.09 acres of Plan 041 1592, Block 1, Lot 2 from Agricultural General (AG) District to Industrial General (IG) District. |
| Resolution 2 | That Council move that a <u>Public Hearing</u> for Bylaw 2019-12 be scheduled for March 24, 2020 at 9:00AM in Wheatland County Council Chambers. |

Option #2: THAT Bylaw 2019-12 be refused.

- | | |
|--------------|---|
| Resolution 1 | That Council <u>refuse</u> Bylaw 2019-12, this being a bylaw to redesignate 67.09 acres of Plan 041 1592, Block 1, Lot 2 from Agricultural General (AG) District to Industrial General (IG) District. |
|--------------|---|

Option #3 THAT Council approve an alternate recommendation.

RECOMMENDATION

Staff is recommending Option #1 - Approval for the following reasons:

- The proposal generally aligns with the SSRP, RGMS and MDP in terms of what is proposed.
- The proposal aligns with the LUB general rules and regulations.

IMPLICATIONS OF RECOMMENDATION

General

Proceed with preparation for Public Hearing on March 24, 2020.

Organizational

N/A

Financial

N/A

Environmental, Staff and Public Safety

N/A

Follow-up Action / Communications

If given first reading, staff will schedule a public hearing for March 24, 2020, circulating adjacent landowners and advertising it for two consecutive weeks.

Submitted
by:



Megan Williams, BCD
Planner II

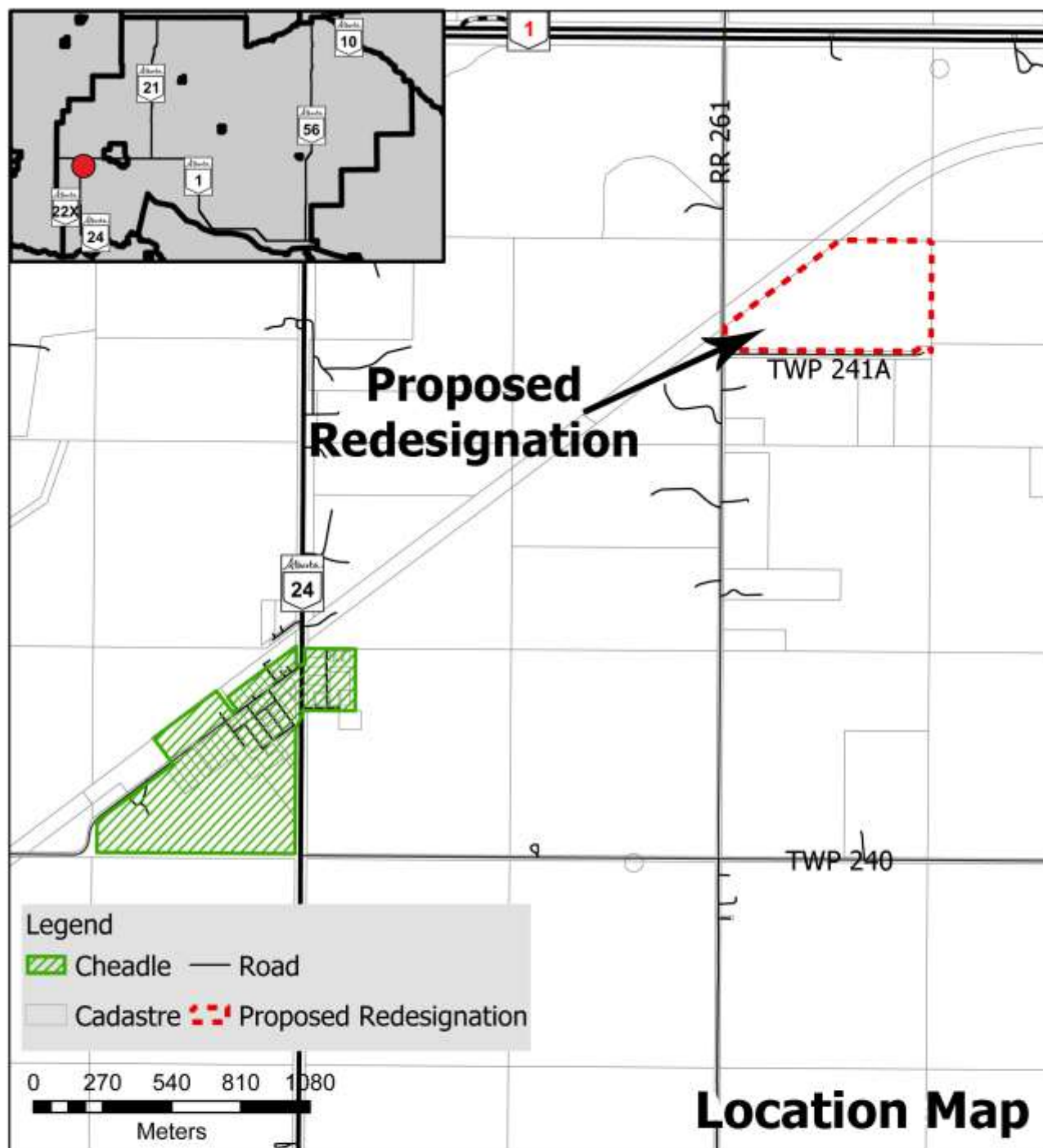
Reviewed
by:



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



Brian Henderson, CPA, CA
CAO



Lot 2, Block 1, Plan 041 1592

Date: February 18, 2020

File: LU2019-03



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