



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

Public Hearing for Bylaw 2019-30 – to redesignate +/-2.43 acres of land from Agricultural General (AG) District to Direct Control District 18.

Location: Adjacent to Range Road 245, approximately 2.5km east of Strathmore.

Recommendation

Clear resolution answering – what/who/how/when

RECOMMENDATION: THAT Council undertake the Public Hearing for Bylaw 2019-30.

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 +/-2.43 acres of NW-29-24-24-W4 from Agricultural General (AG) District to a new Direct Control District (DC-18). If Council grants the redesignation, a development permit application will follow for the existing Automotive & Equipment Services Business. The business has been in operation for over a decade, and there have been no complaints. The County has no record that the existing business had ever applied or received a development permit. The landowners explained that they were told no development permit was necessary for their business; however, this information was incorrect. As staff was unable to find records or written confirmation, the business cannot be deemed 'Legal Non-Conforming' and a development permit is still required. The business does not fall under any of the permitted or discretionary uses within the Agricultural General (AG) District. After several discussions with the landowners to find a solution, it was determined a new Direct Control District would best meet their needs.

Staff has determined the proposed redesignation aligns with the South Saskatchewan Regional Plan, Regional Growth Management Strategy, and Municipal Development Plan. It supports the diversification of the agricultural economy, it isn't proposing to fragment productive agricultural land, it facilitates employment for the landowner within close proximity to their place of residence, and, as the business has been in operation for several years, has proven there are no land use conflicts.

The application is for a new direct control district. The current definitions for "Agricultural Support Services" and "Automotive and Equipment Services" have been included within the proposed district.

This has been done so if the Land Use Bylaw definitions for these uses changes, the definitions will remain the same within the proposed district. The term "Parcel" has been defined to mean the portion of the titled parcel that is proposed to be redesignated. This is being done to establish how setbacks will be measured for any future development permit applications.

At the time of writing this report, staff did not receive any comments from adjacent landowners.

Relevant Policy / Practices / Legislation

Strategic Relevance

SSRP Implementation Plan: Agriculture
RGMS 4.3
MDP Policies 3.1, 3.7
Land Use Bylaw 2016-01

Response Options and Desired Outcome(s)

THAT Council undertake the Public Hearing for 2019-30.

IMPLICATIONS OF RECOMMENDATION

General

Proceed with consideration of the above bylaw amendments by Council in a timely manner.

Organizational

N/A

Financial

N/A

Environmental, Staff and Public Safety

N/A

Follow-up Action / Communications

Administration will present the RFD for Second and Third Reading if Council approves.

Submitted
by:



Megan Williams, BCD
Planner II

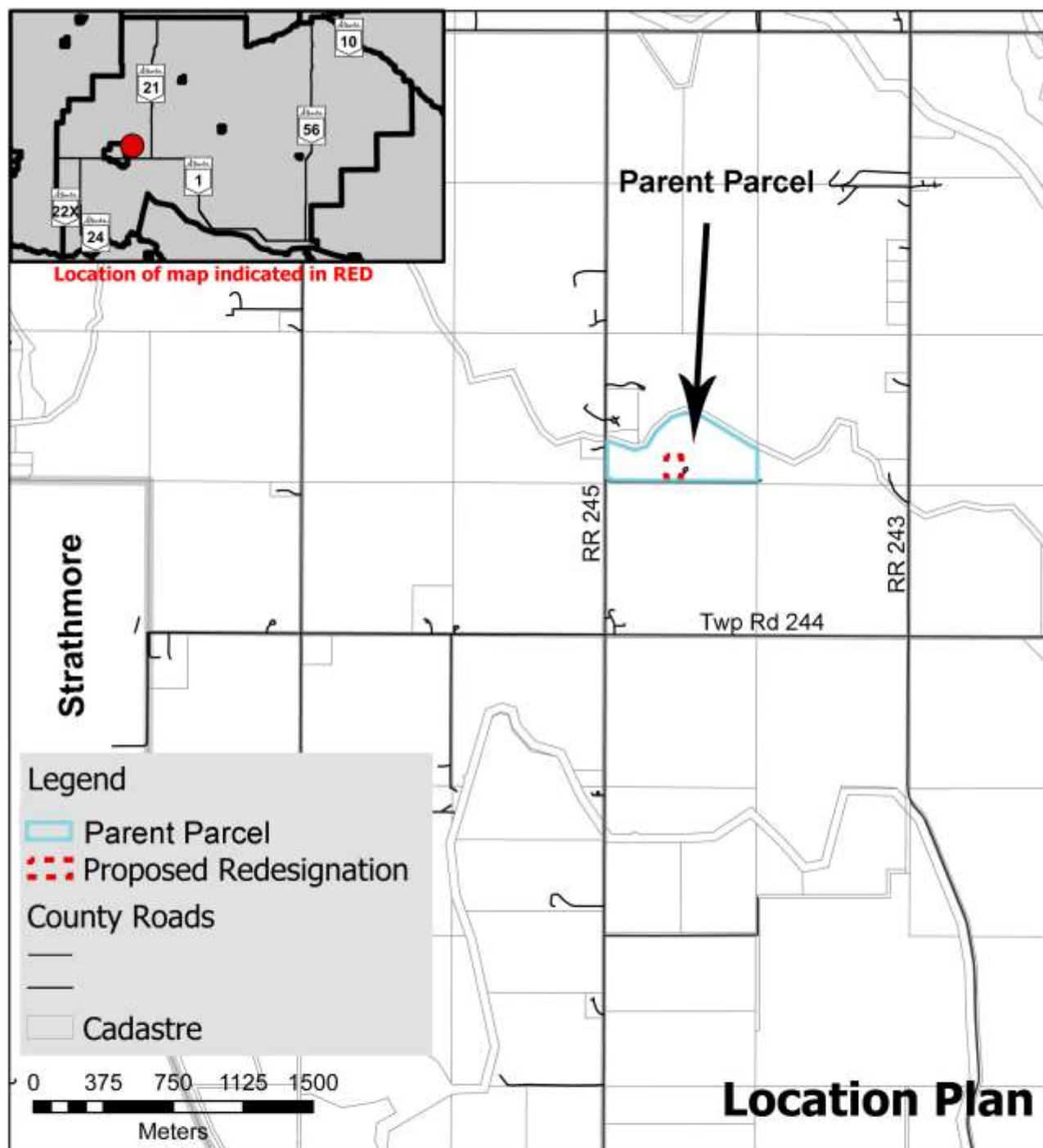
Reviewed
by:



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



Brian Henderson, CPA, CA
CAO





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NW-29-24-24-W4

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File: LU2019-11



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