



WHEATLAND COUNTY

Where There's Room to Grow

Request for Decision

March 10, 2020

Resolution No. _____

Date Prepared February 14, 2020

Subject

Decision-making topic title

DP 2020-010 The applicant is requesting to continue operating a Home Based Business which received an approval in 2016.

Location: Plan 771 0696, Block 9, Lot 19, Carseland

Recommendation

Clear resolution answering – what/who/how/when

RECOMMENDATION: That Municipal Planning Commission choose Option #1 to approve DP 2020-010 for a Home Based Business Type 2 subject to conditions noted in Appendix A of the Development Permit Report.

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 applicant received a permit at this location in 2016 for a three year term and must obtain a renewal in order to continue operating. Business activities include custom embroidery of logos and pictures, custom sewing including zipper replacement, patching, hemming, and a heat press for wearables, and coffee cups.

Relevant Policy / Practices / Legislation

Cite existing policies, practices and/or legislation

CMRB:

No review required by the Board.

MUNICIPAL DEVELOPMENT PLAN (MDP):

Section 3.9 Institutional Development

LAND USE BYLAW (LUB) 2016-01:

9.12 Hamlet Residential General

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 Municipal Planning Commission to consider:

Option #1: THAT Municipal Planning Commission approve DP 2020-010:

Resolution 1: THAT Municipal Planning Commission approve DP 2020-010 for a Home Based Business Type 2 (HBB 2) subject to conditions noted in Appendix A.

Option #2: THAT Municipal Planning Commission refuse DP 2020-010 with reasons given.

Option #3: THAT Municipal Planning Commission provide an alternative recommendation.

RECOMMENDATION:

That Municipal Planning Commission choose Option #1 to approve DP 2020-010 for a Home Based Business Type 2 (HBB 2) subject to conditions noted in Appendix A based on the following:

- The proposed application aligns with Sections 3.7 of the MDP for commercial and industrial development.
- The proposed application aligns with the prescribed uses of the Hamlet Residential General (HRG) District and Home Based Business criteria of the LUB.
- The proposed Home Based Business as described in the Development Permit application does not appear as if it would interfere with existing infrastructure or neighboring properties which are residential in nature.
- The business has been operating in this location since 2016 and staff have no documented complaints.

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:



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Reviewed
by:



Sherry Baers
Manager of Planning & Safety
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