



# 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 2020-013** The proposal is to operate a manufacturing facility within an existing building for the construction of custom designed vertical growing greenhouses.

**Location:** Plan 131 2179, Block 3, Lot 2, NE-24-22-26-4

### Recommendation

Clear resolution answering – what/who/how/when

**RECOMMENDATION: That Municipal Planning Commission choose Option #1 to approve DP 2020-013 for an Industrial, Medium Business 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

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None

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### Key Issue(s) / Concepts Defined

Define the topic, reference background material and state question to be answered

The final product (greenhouse) will be a fully insulated shipping container that has been specifically modified to provide a controlled vertical environment for growing a wide range of horticultural and agricultural products. The conversion process will take place in an existing warehouse located on the subject parcel.

### Relevant Policy / Practices / Legislation

Cite existing policies, practices and/or legislation

#### CMRB:

No review required by the Board.

#### MUNICIPAL DEVELOPMENT PLAN (MDP):

Section 3.7 Commercial/Industrial Development



**LAND USE BYLAW (LUB) 2016-01:**

9.5 Industrial General District

**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

Staff proposes the following 3 possible options for Municipal Planning Commission to consider:

Option #1: THAT Municipal Planning Commission approve DP 2020-013:

Resolution 1: THAT Municipal Planning Commission approve DP 2020-013 for an Industrial, Medium Business subject to conditions noted in Appendix A.

Option #2: THAT Municipal Planning Commission refuse DP 2020-013 with reasons given.

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

**RECOMMENDATION:**

That Municipal Planning Commission choose Option #1 to approve DP 2020-013 for an Industrial, Medium Business 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 uses prescribed for the Industrial General (IG) District.
- The parcel has been used for an industrial type use since 1993 with 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  
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