



# WHEATLAND COUNTY

Where There's Room to Grow

## Request for Decision

March 24, 2020

Resolution No. \_\_\_\_\_

Date Prepared February 28, 2020

### Subject

Decision-making topic title

**Bylaw 2020-02 – First Reading** to redesignate 5 acres of Plan 101 1307, Block 1, Lot 2 from Industrial General District to Commercial Highway District.

This parcel is located within the Origin Business Park and is accessed from Durum Drive. It is approximately 140 metres from Rocky View County.

### Recommendation

Clear resolution answering – what/who/how/when

**That Council choose Option #1, to approve Bylaw 2020-02.**

**Resolution 1: That Council move First Reading of Bylaw 2020-02, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate 5 acres within Plan 101 1307, Block 1, Lot 2 from Industrial General District to Commercial Highway District as shown on the attached Schedule 'A'.**

**Resolution 2: That Council move that a Public Hearing for Bylaw 2020-02 be scheduled for May 5<sup>th</sup>, 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

This redesignation application is one of the final steps in the Developer's journey to build a service station and fast food restaurant within the WH1ASP.

- July 20, 2018: Application to amend Industrial General District to include 'Restaurants' as a use. – Denied December 4<sup>th</sup>, 2018.
- December 14, 2018: Application to amend West Highway 1 Area Structure Plan to allow 'primary commercial uses' within certain areas of the WH1ASP submitted – Approved August 20, 2019.
- July 16, 2019: Development Permit application submitted for a 'vacant light industrial warehouse' submitted. – Issued on October 15, 2019.

In order for the applicant to operate a service station and fast food restaurant on the subject parcel, the site needs to be redesignated to Commercial Highway District. If approved, the applicant will submit a development permit application to change the use from the approved 'vacant light industrial warehouse' to the aforementioned service station with two drive through fast food restaurants.

A preliminary review of the South Saskatchewan Regional Plan, Regional Growth Management Strategy, Municipal Development Plan, West Highway 1 Area Structure Plan (WH1ASP), and Land Use Bylaw have not highlighted any concerns. However, the stormwater within the WH1ASP is an on-going issue. With strict requirements for the parcels within the Origins Business Park to retain the majority of the stormwater runoff on their parcel, developers have to build a stormwater pond that utilizes a significant portion of their parcel. Though stormwater master plans and development agreements are part of subdivision and development permits, it is appropriate to review this at redesignation stage to evaluate or determine if the land is appropriate for the proposed development.

Circulation was conducted with external agencies and internal departments; Alberta Transportation included the conditions presented for the development permit issued on October 15, 2019, and County's Public Works made inquiries into the stormwater. All other respondents had no concerns or objections to the development.

### Relevant Policy / Practices / Legislation

SSRP Implementation Plan  
RGMS 4.3  
MDP Policies 3.1, 3.6  
West Highway 1 Area Structure Plan  
Land Use Bylaw 2016-01

### Strategic Relevance

### Response Options and Desired Outcome(s)

Option #1: THAT First Reading of Bylaw 2020-02 be granted.

Resolution 1 That Council move First Reading of Bylaw 2020-02, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate 5 acres within Plan 101 1307, Block 1, Lot 2 from Industrial General District to Commercial Highway District as shown on the attached Schedule 'A'.

Resolution 2 That Council move that a Public Hearing for Bylaw 2020-02 be scheduled for May 5<sup>th</sup>, 2020 at 9:00AM in Wheatland County Council Chambers.

Option #2: THAT Bylaw 2020-02 be refused.

Resolution 1 That Council refuse Bylaw 2020-02, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate 5 acres within Plan 101 1307, Block 1, Lot 2, from Industrial General District to Commercial Highway District as shown on the attached Schedule 'A'.

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 May 5<sup>th</sup>, 2020

**Organizational**

N/A

**Financial**

N/A

**Environmental, Staff and Public Safety**

N/A

**Follow-up Action / Communications**

If given first reading, staff would schedule a public hearing for May 5<sup>th</sup>, 2020 and advertise it in the paper for two consecutive weeks.

Submitted  
by:



Megan Williams, BCD  
Planner II

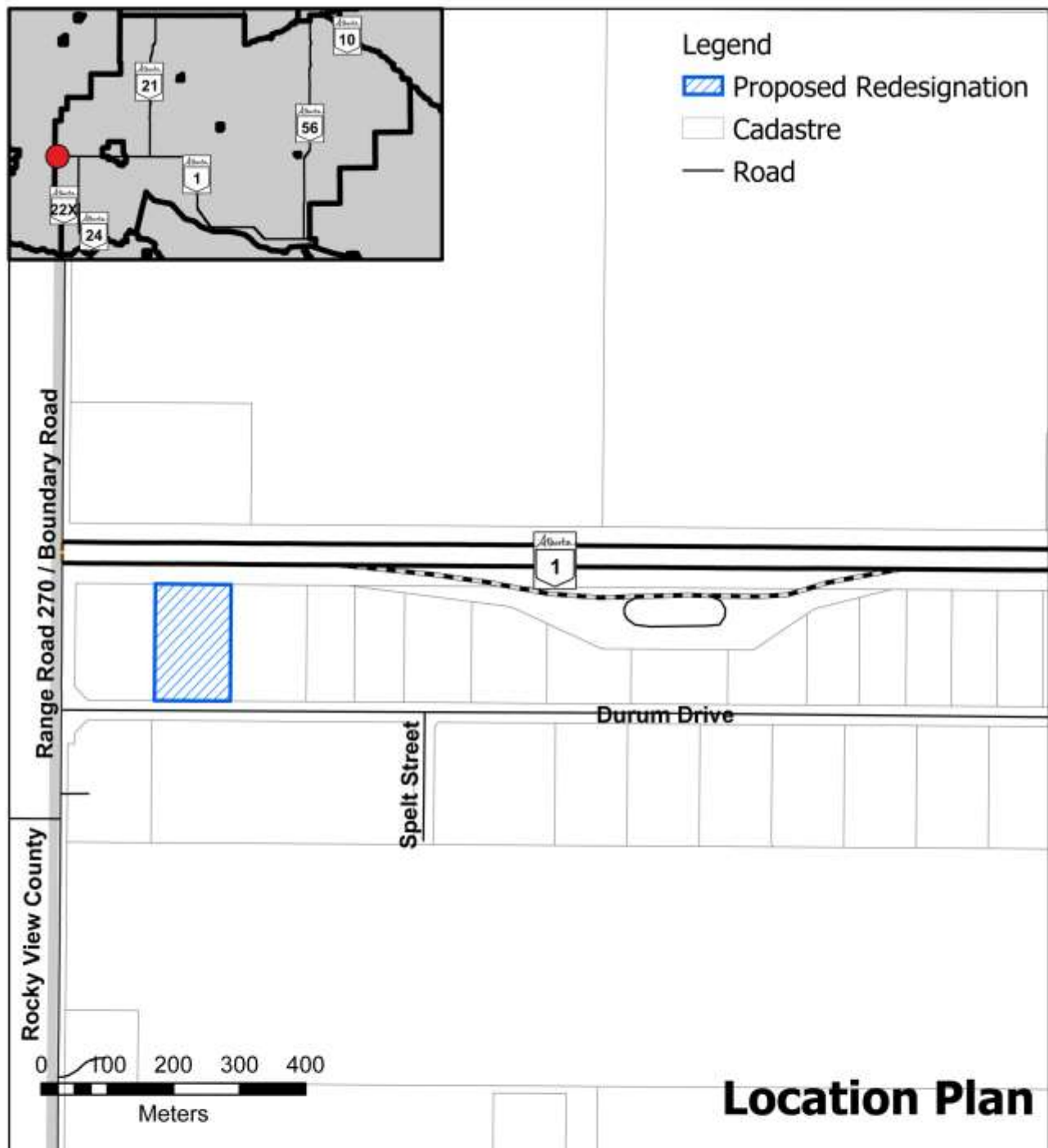
Reviewed  
by:




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



Brian Henderson, CPA, CA  
CAO





**Plan 101 1307 Block 1 Lot 2**

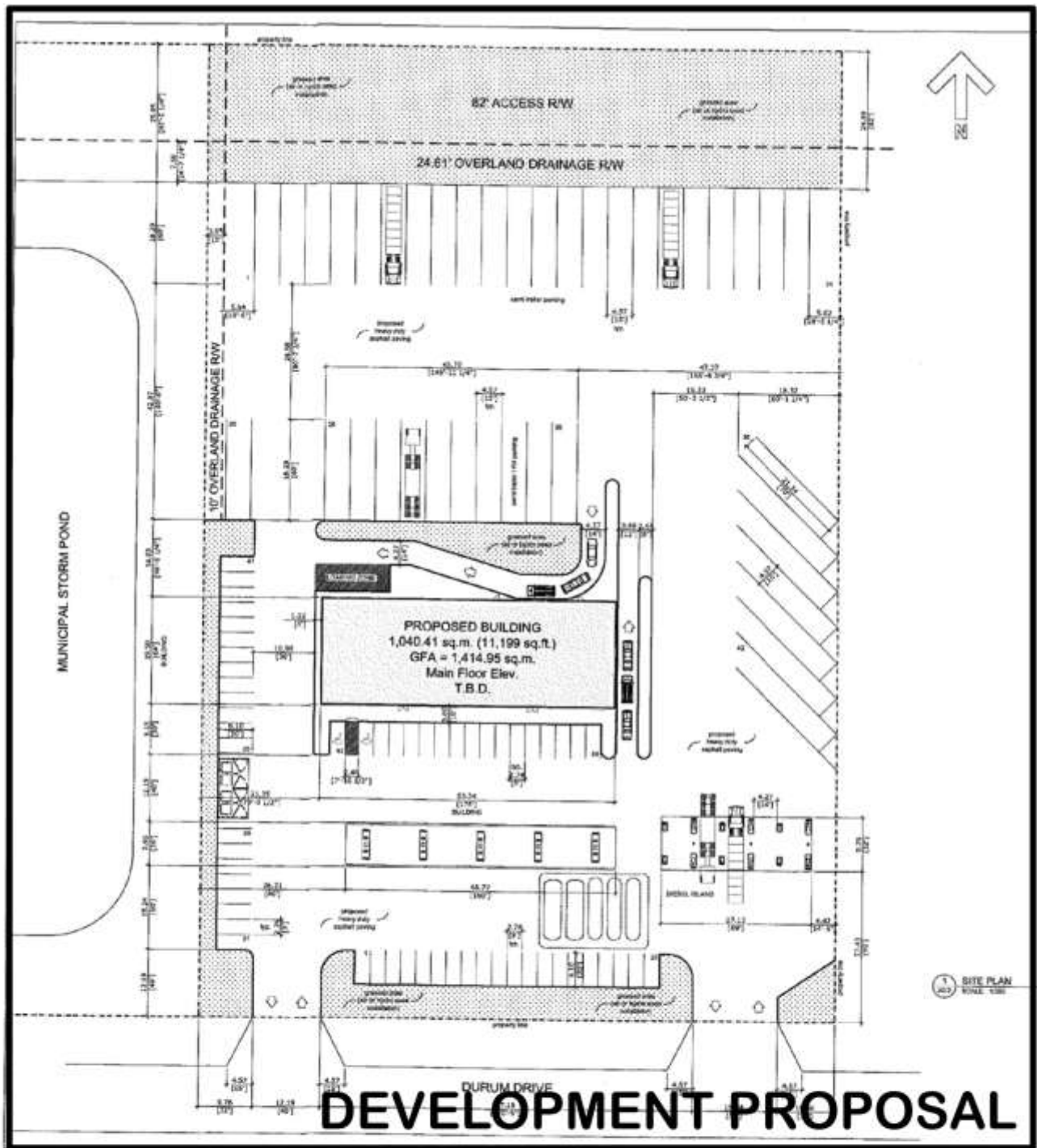
Date: January 30, 2020

File: LU2020-02



## Plan 101 1307, Block 1, Lot 2

File: LU2020-02  
Title Area: 5 acres



## Plan 101 1307, Block 1, Lot 2

File: LU 2020-02  
Title Area: 5 acres