



PLANNING REPORT
2nd and 3rd Reading – COUNCIL
March 24, 2020

BYLAW #: 2020-01	File No: LU2020-01
LEGAL DESCRIPTION: SW-11-24-26-W4M	TITLED AREA: 38.06 acres
EXISTING LAND USE DISTRICT: Agricultural General (A-G) District	PROPOSED LAND USE DISTRICT: Industrial General (I-G) District
The purpose of this application is to redesignate +/- 3.00 acres from Agricultural General (AG) District to Industrial General (I-G) District to accommodate the future subdivision of an existing stair construction business.	

LOCATION:

Adjacent to Highway 24 and approximately 1.0 km (0.6 mi) north of the Hamlet of Cheadle.

BACKGROUND INFORMATION:

The purpose of this application is to redesignate +/- 3.00 acres within SW-11-24-26-W4M from Agricultural General (A-G) District to Industrial General (I-G) District. The landowners operate a stair construction business on the parcel that has been permitted since 2005 and has received no complaints. This redesignation will facilitate a future subdivision so the owners can have separate titles for their residence and business.

POLICY ANALYSIS:

Calgary Metropolitan Regional Plan (CMRB)

The proposed redesignation is within the Calgary Metropolitan Regional Board plan area, however as it is not amending a statutory document, circulation to the Board was not required.

South Saskatchewan Regional Plan

Although the parcel in question is currently zoned Agricultural General, it has housed a stair construction business since 2005, so this redesignation would align with the existing uses on site without reducing or fragmenting the agricultural land base. This redesignation is therefore in alignment with section 5 of the SSRP which covers the efficient use of land. This redesignation is also in alignment in section 8 of the SSRP covers community development and aims to stimulate local employment opportunities while providing an appropriate mix of agricultural, residential, commercial and industrial uses.

Regional Growth Management Strategy

The RGMS discourages the conversion and fragmentation of large agricultural parcels while avoiding conflicts between uses. Although this redesignation is removing land that is zoned for agricultural use, the land has been used for a private construction business since 2005. The subject site is within the West Highway 1 Area Structure Plan (WH1ASP) plan area, The RGMS also encourages economic development within strategic areas such as the West Highway 1 industrial corridor, so this redesignation will bring this parcel into alignment with the strategic goals of the RGMS.

Municipal Development Plan

Discouraging the conversion of cultivated lands and minimizing residential encroachment onto agricultural lands. This redesignation does not encroach onto agricultural land since the uses proposed in this redesignation already exist on site. Section 3.7 of the MDP also advocates for industrial development to be concentrated within the West Highway 1 Area Structure Plan (WH1ASP). This redesignation therefore will bring this parcel into alignment with the goals of the MDP.

West Highway 1 Area Structure Plan (WH1ASP)

The purpose of the WH1ASP is to accommodate development opportunities in Wheatland County for light to medium industrial uses and to allow for the continuation of existing land uses. The ASP specifically encourages the concentration of uses identified in the Industrial General (I-G) District. This redesignation is to bring an existing industrial use into better alignment with the Land Use Bylaw.

Land Use Bylaw (LUB)

The existing developments on site generally align with the rules and regulations of the Industrial General (I-G) district of the Land Use Bylaw. All future development in the proposed district will be required to adhere with the permitted and discretionary uses listed below. Stair construction aligns with the definition of Contractor Services, which are listed as a permitted use,

Permitted	Discretionary
Accessory Building / Structure	Agricultural Processing - Major
Agricultural Operation	Auction Mart
Agricultural Processing - Minor	Automotive and Equipment Services
Agricultural Support Services	Composting Facility
Cannabis Production Facilities (Only considered within the WH1ASP)	Dwelling, Employee
Commercial Storage	Industrial, Medium
Contractor Service	Mechanical Repair Shop
Essential Public Service	Signs requiring a Development Permit ⁴
Food and Beverage Production	Tower
Greenhouse, Public	Warehouse Sales
Industrial, Light	Work Camp
Office	
Outdoor Storage	
Recreational Vehicle Storage	
Service Station	
Shipping Container	
Signs not requiring a Development Permit ²	
Solar Panel, Ground Mount ¹	
Solar Panel, Structure Mount ¹	
Stripping and Grading ¹	
Stockpile	
Veterinary Clinic	
Warehouse Storage	
WECS (Category 1) ¹	
WECS (micro) ²	

CIRCULATION COMMENTS:

Adjacent landowners were circulated within 1 mile (or adjacent parcels if within Hamlet, when applicable) and no comments had been received at the time this report was written.

EXTERNAL AGENCIES	COMMENTS
AB Community Development	No comments received.
AB Culture	No comments received.
AB Energy Regulator	No comments received.
AB Environment & Parks	No comments received.
AB Health Services	<ol style="list-style-type: none"> 1. AHS recommends that any existing/proposed water well or water supply on the subject lands must be completely contained within their proposed property boundaries. 2. Any existing and/or proposed private sewage disposal system(s), including septic tank and effluent disposal field, must be completely contained within their proposed property boundaries and must comply with the construction and setback distances outlined in the most recent Alberta Private Sewage Systems Standard of Practice. 3. Ensure the property and development are designed and maintained in accordance with the Alberta Public Health Act. 4. If there is any evidence of contamination, or other issues of public health concern identified at any phase of development or during operation, AHS wishes to be immediately notified.
AB Transportation	<p>“This will acknowledge receipt of your circulation memorandum regarding the above noted proposal, which must meet the requirements of Section 14 and 15 of the Subdivision and Development Regulation, due to the proximity of Highway 24. Presently, the application does not appear to comply with any category of Section 14 or 15 of the Regulation.</p> <p>Alberta Transportation has no objection to the redesignation proposal. However, the department will comment further regarding highway access, if/when a subdivision application and plan is received. The existing highway access may have to be removed and redirected via the existing service, this will be determined after review of a proposed subdivision plan.</p> <p>Alberta Transportation previously issued approval for the stair manufacturing home based business. Therefore, a roadside development application and subsequent permit will not be required by the department for the business.”</p>
ATCO Electric	No comments received.
ATCO Gas	No comments received.
AB Utilities Commission	No comments received.
Canada Post	No comments received.
Encana Corporation	No comments received.
Fortis Alberta	No comments received.
Golden Hills School Division	No comments received.

Redeemer Catholic School Division	No comments received.
Telus	No comments received.
Western Irrigation District	No comments received.
INTERNAL DEPARTMENTS	
Agricultural Services	No concerns.
Emergency Services	No concerns.
Development Services	No concerns.
Protective Services	No concerns.
Transportation & Infrastructure Services	No concerns.

OPTIONS:

Option #1 THAT Council Approve Bylaw 2020-01:

Resolution 1: THAT Council move Second Reading of Bylaw 2020-01, this being a bylaw to redesignate +/- 3.00 acres of SW-11-24-26-W4M from Agricultural General District to Industrial General District.

Resolution 2: THAT Council move Third Reading of Bylaw 2020-01, this being a bylaw to redesignate +/- 3.00 acres of SW-11-24-26-W4M from Agricultural General District to Industrial General District.

Option #2 THAT Bylaw 2020-01 be refused:

Resolution 1: THAT Council move to rescind First Reading of Bylaw 2020-01, his being a bylaw to redesignate +/- 3.00 acres of SW-11-24-26-W4M from Agricultural General District to Industrial General 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 LUB Industrial General District goals, rules and regulations.

Respectfully submitted,



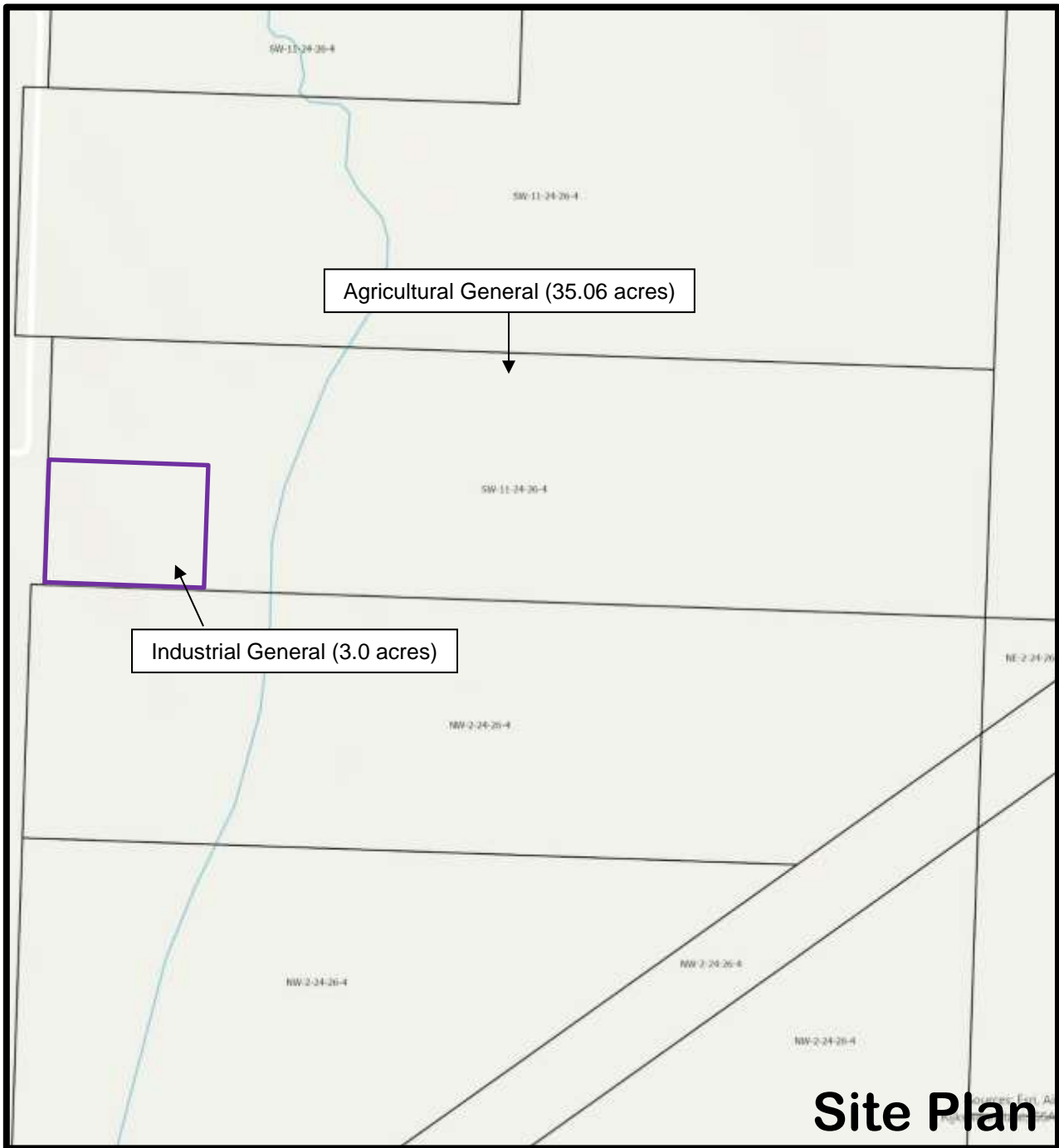
Graham Allison, Planner I
Planning and Development Department



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Date: March 24th, 2020

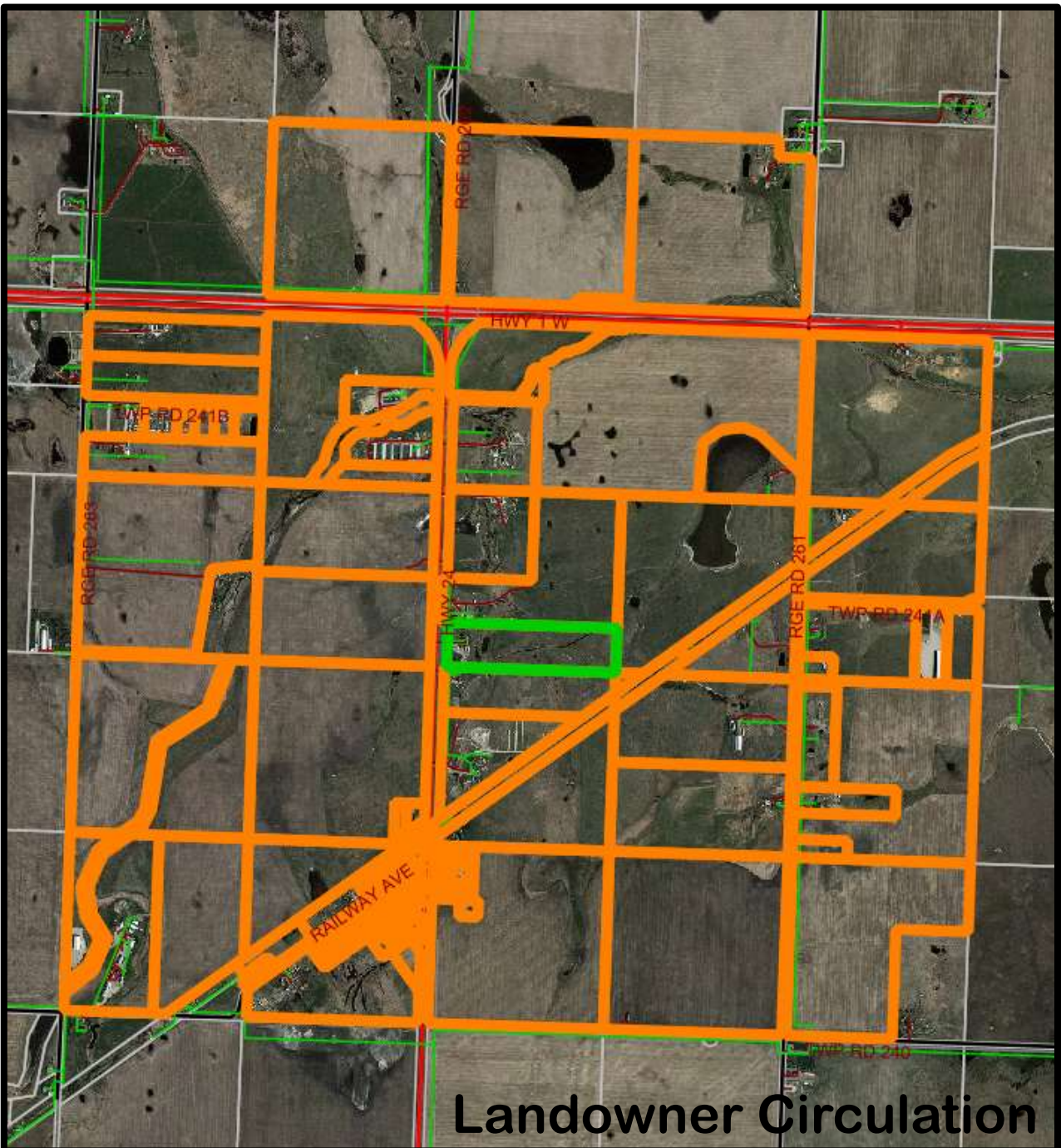
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