



WHEATLAND COUNTY

Where There's Room to Grow



Request for Decision

March 24, 2020

Resolution No. _____

Date Prepared February 26, 2020

Subject

Decision-making topic title

Public Hearing for Bylaw 2019-12 To redesignate 67.09 acres of Plan 041 1592, Block 1, Lot 2 land from Agricultural General (AG) District to Industrial General (IG) District.

Location: This parcel is adjacent to Range Road 261 and Township Road 241A and is approximately 2km northeast of Cheadle.

Recommendation

Clear resolution answering – what/who/how/when

RECOMMENDATION: THAT Council undertake the Public Hearing for Bylaw 2019-12.

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 the parcel to Industrial General to prepare for future industrial development. The landowner had previously applied to subdivide the parcel in 2014 but due to complications with the wetlands and stormwater drainage, the subdivision application was withdrawn in favour of keeping the parcel together and redesignating it.

The proposed redesignation generally aligns with the policies, objectives and strategies of the South Saskatchewan Regional Plan, Regional Growth Management Strategy, Municipal Development Plan, and West Highway 1 Area Structure Plan (WH1ASP). When a subdivision or development permit application is submitted for this parcel, studies and such as a biophysical impact assessment and stormwater master plan may need to be completed to ensure the development aligns with the aforementioned documents.

Though the WH1ASP discourages pre-zoning parcels ahead of subdivision and development applications, pre-zoning supports the County's economic development strategies. The WH1ASP also has a policy that allows third reading to be withheld on a redesignation to allow for a development agreement to be entered into. Without a development proposal in place, it may not be appropriate to enter into a development agreement with the landowner. The WH1ASP restricts primary commercial uses to the Origin Business Park. As this parcel is outside of the business park, high traffic commercial developments, such as a Service Station, are not permitted.

Relevant Policy / Practices / Legislation**Strategic Relevance**

SSRP Implementation Plan: Agriculture and Community Development
RGMS 4.3
MDP Policies 3.1 and 3.7
WH1ASP
Land Use Bylaw 2016-01

Response Options and Desired Outcome(s)

THAT Council undertake the Public Hearing for 2019-12.

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

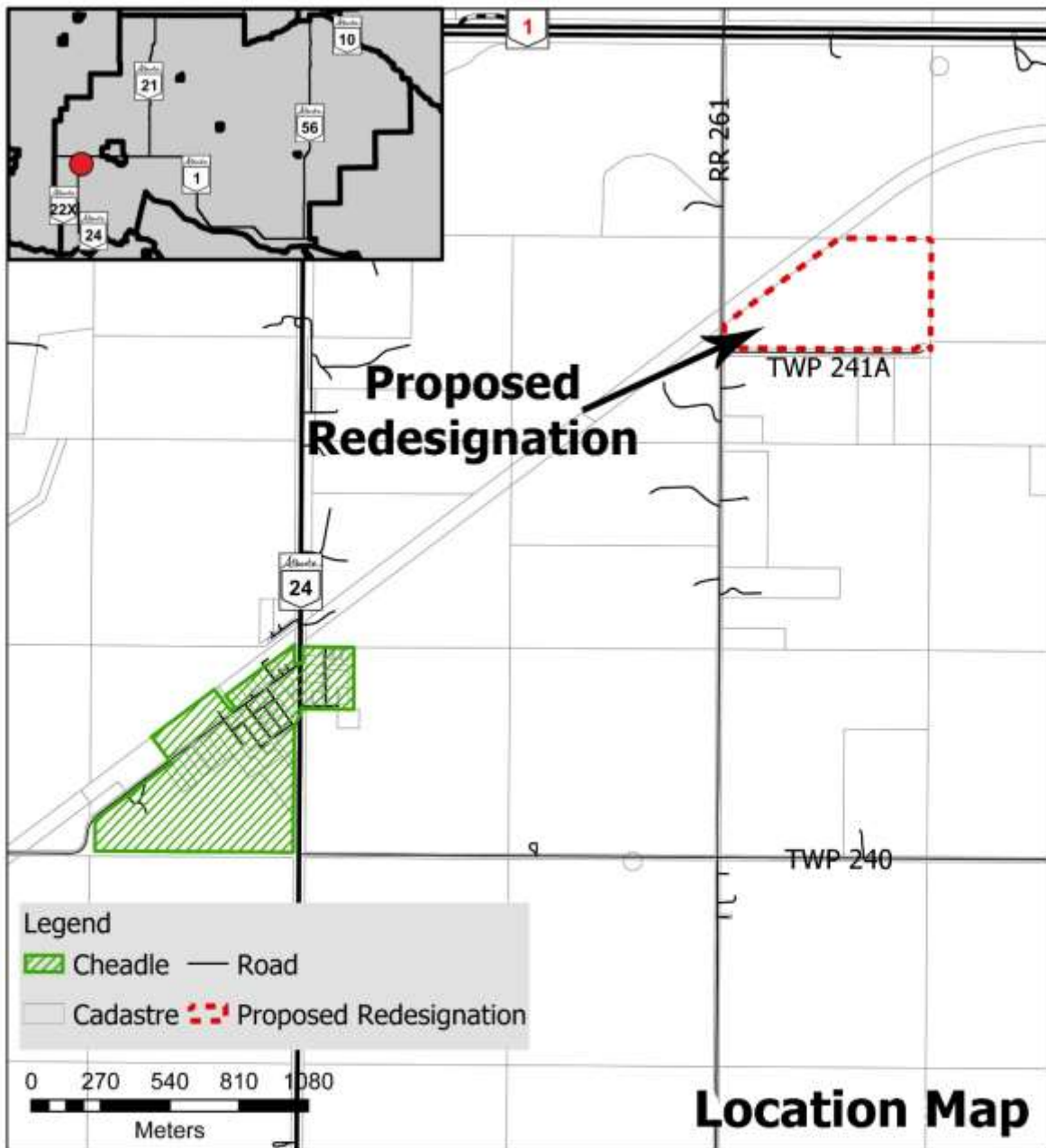
Reviewed
by:




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



Brian Henderson, CPA, CA
CAO





Lot 2, Block 1, Plan 041 1592

Date: March 24, 2020

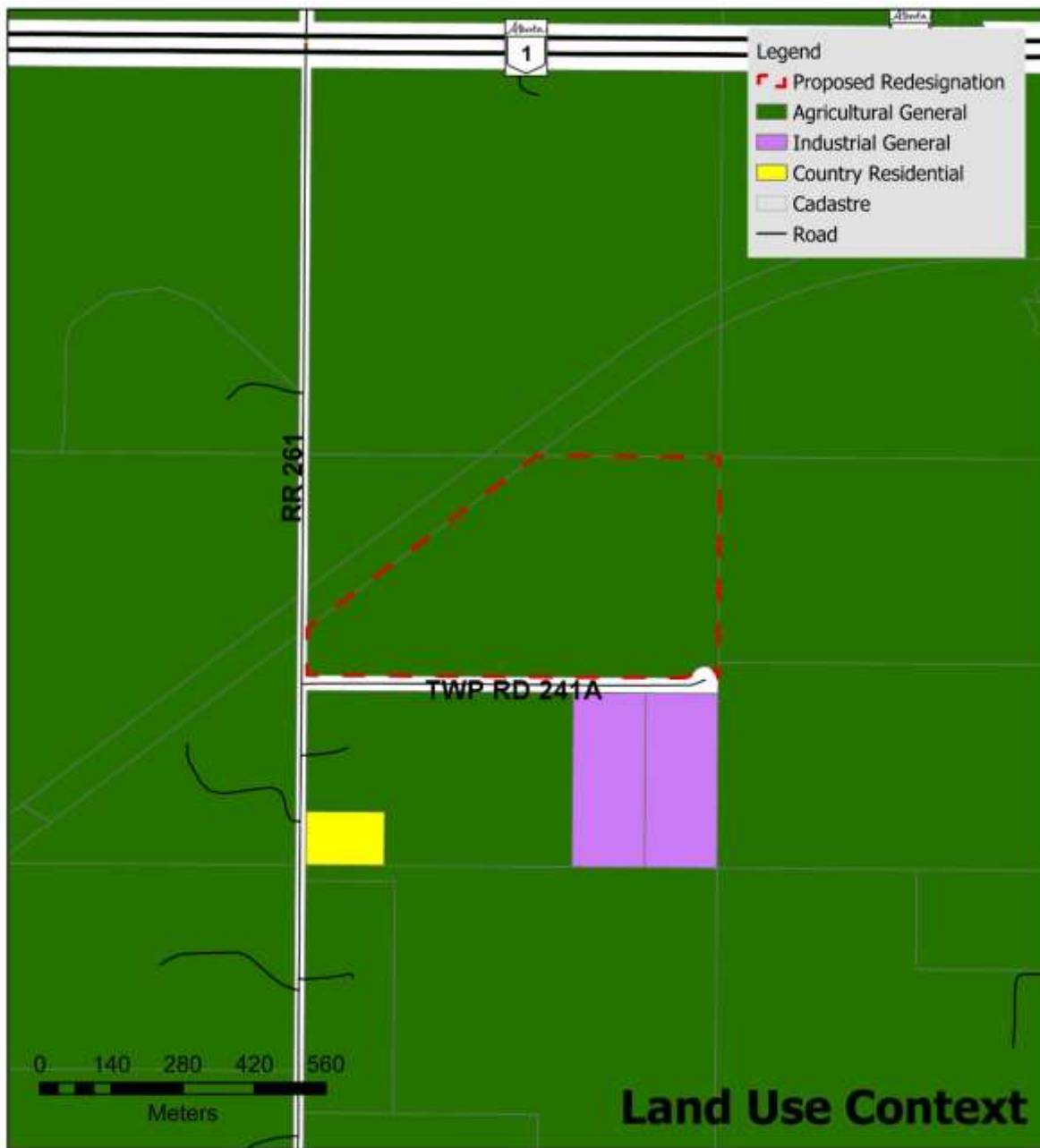
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Lot 2, Block 1, Plan 041 1592

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Lot 1, Block 1, Plan 041 1592

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File: LU2019-03