



# WHEATLAND COUNTY

Where There's Room to Grow



## Request for Decision

March 24, 2020

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

Date Prepared February 27, 2020

### Subject

Decision-making topic title

**Bylaw 2019-12 – Second and Third Reading** to redesignate 67.09 acres of Plan 041 1592, Block 1, Lot 2 from Agricultural General district to Industrial General District.

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

### Recommendation

Clear resolution answering – what/who/how/when

**That Council choose Option #1 to approve Bylaw 2019-12.**

**Resolution 1: That Council move Second Reading of Bylaw 2019-12, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate 67.09 acres within Plan 041 1592, Block 1, Lot 2, from Agricultural General District to Industrial General District as shown on the attached Schedule 'A'.**

**Resolution 2: That Council move Third Reading of Bylaw 2019-12, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate 67.09 acres within Plan 041 1592, Block 1, Lot 2, from Agricultural General District to Industrial General District as shown on the attached Schedule 'A'.**

### 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 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the parcel in 2014 but due to complications with the wetlands and stormwater drainage, the subdivision application was withdrawn in favour of keeping the parcel together and redesignating it.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)

Option #1: THAT Second and Third Reading of Bylaw 2019-12 be granted.

Resolution 1: That Council move Second Reading of Bylaw 2019-12, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate 67.09 acres within Plan 041 1592, Block 1, Lot 2, from Agricultural General District to Industrial General District as shown on the attached Schedule 'A'.

Resolution 2: That Council move Third Reading of Bylaw 2019-12, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate 67.09 acres within Plan 041 1592, Block 1, Lot 2, from Agricultural General District to Industrial General District as shown on the attached Schedule 'A'.

Option #2: THAT Bylaw 2019-12 be refused.

Resolution #1: That Council refuse Bylaw 2019-12, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate 67.09 acres within Plan 041 1592, Block 1, Lot 2, from Agricultural General District to Industrial General District as shown on the attached Schedule 'A'.

Option #3 THAT Council approve an alternate 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 proposed amendment aligns with the rules and regulations for the Industrial General District.

#### IMPLICATIONS OF RECOMMENDATION

##### General

N/A

##### Organizational

N/A

**Financial**

N/A

**Environmental, Staff and Public Safety**

N/A

**Follow-up Action / Communications**

Staff will notify the landowner of Council's decision.

Submitted  
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