



WHEATLAND COUNTY

Where There's Room to Grow

Request for Decision

March 24, 2020

Resolution No. _____

Date Prepared March 3rd, 2020

Subject

Decision-making topic title

First Reading Bylaw 2020-12 - to redesignate +/- 4.00 acres from Agricultural General (AG) District to Industrial General (I-G) District within NW-16-24-26-W4M.

Recommendation

Clear resolution answering – what/who/how/when

Option #1: THAT First Reading of Bylaw 2020-12 be granted.

Resolution 1: That Council move First Reading of Bylaw 2020-12, this being a bylaw to redesignate +/- 4.00 acres of NW-16-24-26-W4M from Agricultural General District to Industrial General District.

Resolution 2: That Council move that a Public Hearing for Bylaw 2020-12 be scheduled for April 21st, 2020 at 9:00 AM 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 application is to redesignate +/-4.00 acres within NW-16-24-26-W4M from Agricultural General (A-G) District to Industrial General (I-G) District to support the construction of a warehouse for an existing packaging business that has been permitted since 1988. The business currently employs six (6) people and is planning to hire three (3) or four (4) more in the near future. The warehouse will be used for storage and packaging products such as cat litter, sugar beet lime, fish meal and soil meal, no hazardous materials will be handled on site. The warehouse expects to have an average of three (3) trucks per day visiting the site. The applicant also plans to build an employee dwelling on site.

Relevant Policy / Practices / Legislation

Cite existing policies, practices and/or legislation

Section 8 of the SSRP

Section 4.3 of the RGMS

Sections 3.1.1 and 3.6.1 of the MDP

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

OPTIONS:

Option #1: THAT First Reading of Bylaw 2020-12 be granted.

Resolution 1: That Council move First Reading of Bylaw 2020-12, this being a bylaw to redesignate +/- 4.00 acres of NW-16-24-26-W4M from Agricultural General District to Industrial General District.

Resolution 2: That Council move that a Public Hearing for Bylaw 2020-12 be scheduled for April 21st, 2020 at 9:00 AM in Wheatland County Council Chambers.

Option #2: THAT Bylaw 2020-12 be refused.

Resolution 1: That Council refuse Bylaw 2020-12, this being a bylaw to redesignate +/- 4.00 acres of NW-16-24-26-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.

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

If given first reading, staff will schedule a public hearing for April 21, 2020 and advertise it in the paper for two consecutive weeks.

Submitted
by:



Graham Allison
Planner 1

Reviewed
by:



Matthew Boscariol, MES, MCIP, RPP
General Manager of Community &
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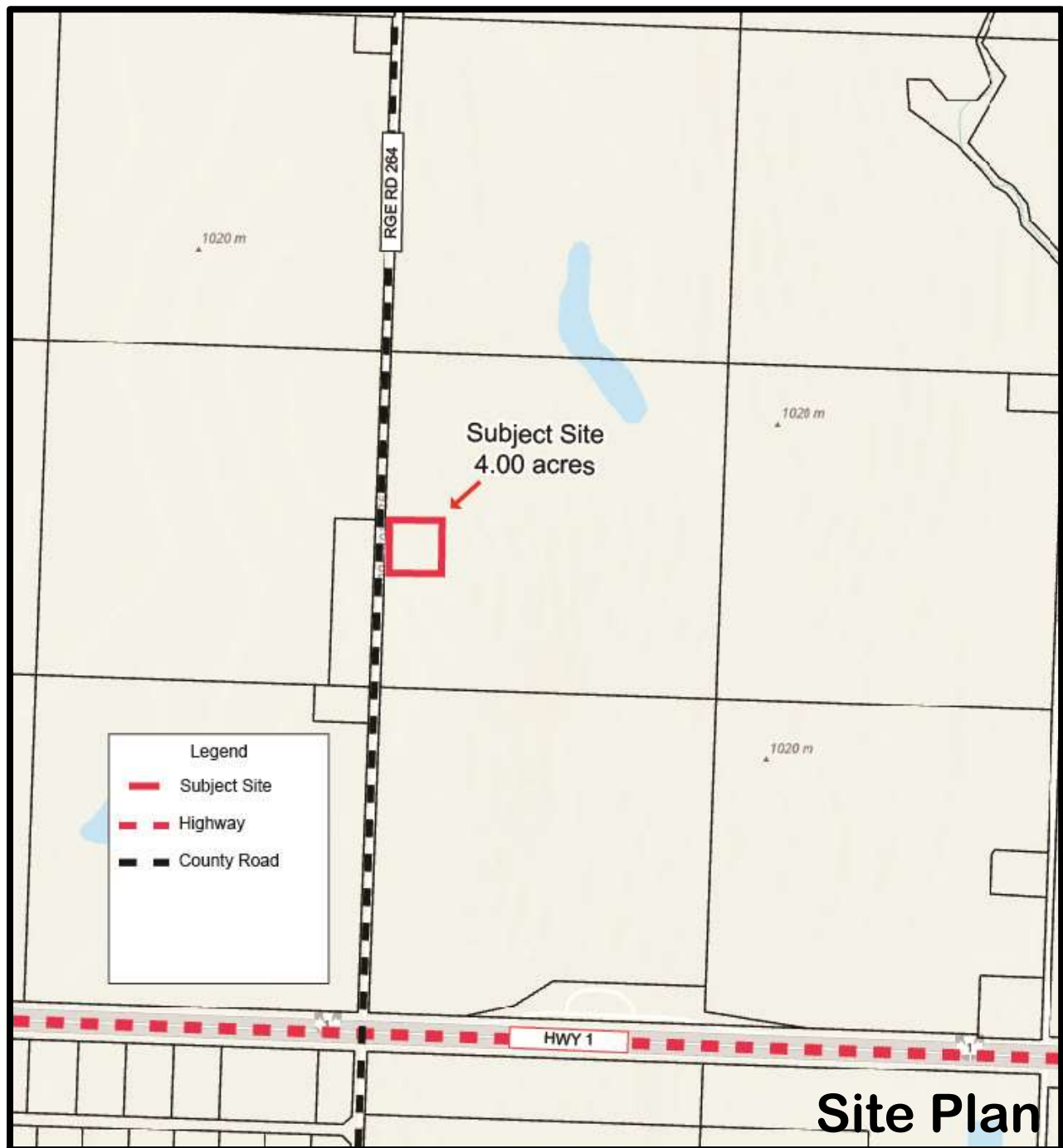
Brian Henderson, CPA, CA
CAO



NW-16-24-26-W4M

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File: LU2020-06



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