

# Wheatland County

## Request for Decision

Regular Council Meeting

April 7, 2020

Report prepared by: Megan Williams



### Speargrass Land Use Bylaw Amendment Bylaw 2019-36

<b>File Number:</b>	LU2019-01
<b>Proposal:</b>	To amend the Speargrass Land Use Designations to remove 'Secondary Suites' as a discretionary use; to require development permits for fences; and to restrict the length of time RVs are permitted to be stored on a property
<b>Location:</b>	Speargrass
<b>Legal Description:</b>	N/A
<b>Title Area:</b>	N/A
<b>Existing Land Use:</b>	Speargrass Low Density Residential District & Speargrass Medium Density Residential District
<b>Proposed Parcels:</b>	N/A

#### Report

A development permit application for a secondary suite in Speargrass was applied for in September 2019 and due to community feedback, MPC refused the application in October of 2019. In response, the Speargrass Community Association submitted a land use bylaw amendment application to remove Dwelling, Secondary Suites as a use within the Speargrass Low Density Residential District and Speargrass Medium Density Residential District. In addition to this, they are also proposing to limit the length of time RVs are permitted to be stored on personal property to five consecutive days and are requesting a development permit be required for all new fences.

As the amendment would directly impact the residents of Speargrass, staff held an open house on January 16, 2020 in Carceland. Approximately 40 people attended, a summary of the meeting is attached to this RFD. The amendment process was explained, as well as what the proposed amendments were. Staff was interested in learning if the community members were in favour of the proposed amendments, those in attendance were interested; however staff also received comments from those who were unable to attend or who did not feel comfortable speaking up during the meeting stating they did not agree with the proposed amendments. The comments staff received from ratepayers will be included in the Public Hearing package.

#### Recommendation from Administration

THAT Council grant First Reading to Bylaw 2019-36 this being the bylaw for the purpose of amending Land Use Bylaw 2016-01 to update Speargrass Low Density Residential District and Speargrass Medium Density Residential District regarding Dwelling, Secondary Suites, RV storage, and fences.

#### Policy Analysis

Preliminary analysis of the South Saskatchewan Regional Plan, Regional Growth Management Strategy, and Municipal Development Plan have not raised any concerns.

## **Technical Review**

N/A

## **Circulation Comments**

Please see attached.

## **Response Options**

Option 1: THAT Council accepts/approves the recommendation as proposed.

Option 2: THAT Council does not accept/approve the recommendation as proposed.

Option 3: THAT Council accepts/approves an alternate recommendation of Council's choosing.

## **Follow-up Action / Communications**

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## Report Approval Details

Document Title:	Speargrass LUB Amendment.docx
Attachments:	- Bylaw 2019-36 LUB amendment - Speargrass.docx - Comments.docx - what we heard summary_Final.docx
Final Approval Date:	Mar 25, 2020

This report and all of its attachments were approved and signed as outlined below:

### **No Signature found**

Sherry Baers

### **No Signature found**

Matthew Boscarol

A handwritten signature in black ink, appearing to read "Brian Henderson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Brian Henderson