

# Wheatland County

## Request for Decision

Regular Council Meeting

June 2, 2020

Report prepared by: Megan Williams



## Bylaw 2020-20: First Reading Agricultural General to Industrial General

### Recommendation from Administration

Resolution 1: That Council grant First Reading of Bylaw 2020-20, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate 40 acres of SE-9-24-26-W4M from Agricultural General District to Industrial General District as shown on the attached Schedule 'A'.

Resolution 2: That a public hearing for Bylaw 2020-20 be scheduled for July 7, 2020 at 9:00AM in Wheatland County Council Chambers. If the office remains closed to the public due to Covid-19, the public hearing will be held by conference call in accordance with the Municipal Government Act, Section 199.

### Chief Administrative Officer's Comments

N/A

### Report

The applicant is proposing to redesignate a 40 acre parcel from Agricultural General to Industrial General. The long-term plan for the parcel is to create twenty-eight (28) +/-1 acre parcels and one (1) +/-4 acre (remainder) parcel. As this development will be phased, and is resulting in more than 6 parcels, staff is requesting the applicant submit an Area Concept Plan (ACP) as per Policy 3.1 d) in the West Highway 1 Area Structure Plan. With the ACP application, staff is requesting a stormwater management plan and traffic impact assessment. The first phase will result in a subdivision application for three (3) +/- 10 acre parcels, and eight (8) +/- 1 acre parcels.

Staff initially circulated the redesignation application with the proposal to subdivide four (4) +/- 10 acre parcels, the increase in density has resulted in the requirement to recirculate. A summary of the comments will be provided with the public hearing and 2<sup>nd</sup> and 3<sup>rd</sup> reading report.

### Relevant Policies, Practices, and Legislation

Preliminary review of the South Saskatchewan Regional Plan, Municipal Development Plan, West Highway 1 Area Structure Plan and Land Use Bylaw have not indicated any pressing concerns. The policies in the West Highway 1 ASP state an area concept plan may be required for developments resulting in 6 or more lots, and that a Traffic Impact Assessment may be required.

The Government of Alberta wetland inventory identifies a marsh in the north of the forty acre parcel. A wetland assessment and impact report (WAIR) will be required in order to classify this marsh and determine the extent of it. The WAIR will also determine the ways to avoid, minimize impacts or what the impacts would be if avoidance is not possible.

### Alignment with the Strategic Plan

N/A

### **Response Options**

Option 1: THAT the proposed recommendation is accepted/approved.

Option 2: THAT the proposed recommendation is not accepted/approved.

Option 3: THAT an alternate recommendation is accepted/approved.

### **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 advertise and circulate for the public hearing on July 7<sup>th</sup>, 2020.

## Report Approval Details

Document Title:	Bylaw 2020-20 Redesignation, 1st Reading.docx
Attachments:	- Bylaw 2020-20.docx - Bylaw 2020-20 Map package.pdf
Final Approval Date:	May 25, 2020

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



Matthew Boscarol



Brian Henderson