

Wheatland County

Request for Decision

Municipal Planning Commission

June 9, 2020

Report prepared by: Suzanne Hayes



DP 2020-046

File Number:	DP 2020-046	Division:	3
Proposal:	Essential Public Service (Fire Station)		
Location:	South of Carseland on the Parcel Adjacent to the Municipal Sewage Lagoon		
Legal Description:	Plan 201 0348, Block 1, Lot 1, NW-6-22-25-4		
Title Area:	1.44 ha (3.55 ac)		
Existing Land Use:	Community Service (bare lot)		
Proposed Parcels:	n/a		

Report

The County recently subdivided a portion of land from the parcel where the Carseland Sewage Lagoon is located for the purpose of constructing a new Fire Station. The new 8000 ft² building will house fire rescue and emergency medical response apparatus and equipment, PPE and firefighter gear. The building will also contain a meeting room that can be used/booked by public groups on an as needed basis. The facility will utilize municipal water and sewer services.

Intermittent noise may be expected from the site during training exercises estimated to be held approximately once per month. Additionally, noise may occur from the sirens when responding to calls.

No hazardous materials to be stored onsite, no outdoor storage will be necessary and there will be no deliveries to the site.

There will be a maximum of 14 on-call firefighters responding to the site for emergency calls and to conduct training exercises. The facility will be operational 24/7, 365 days/year on an on-call basis as required. A dedicated parking area is provided onsite for firefighters, staff and members of the public.

Recommendation from Administration

THAT Municipal Planning Commission approve DP 2020-046 for a Fire Station subject to the following conditions:

1. This Development Permit is issued solely for the purpose of a Fire Station – Defined as Essential Public Service.
2. No variances have been granted.
3. Development shall proceed according to Community Service District requirements and the applicant must comply with all applicable provisions of the Wheatland County land Use Bylaw.
4. No permanent development shall occur on or over any utility right of way or easement.
5. Development to remain consistent with submitted application and all approved plans and procedures which form the application and have been deemed to be appropriate.
6. Any future modifications or development on or to the lands will require the appropriate development permits in accordance with the Wheatland County land use Bylaw.

7. Applicant/Landowner to ensure approach to the development is developed to County standards prior to construction occurring. Please contact Wheatland county Transportation & Infrastructure assistant for details at 403-934-3321.
8. Design and construction of landscaping features including, at minimum, the work and landscaping described in the 'landscaping plan' approved for DP 2020-046 to the satisfaction of the County.
9. Design and construction of site grading improvements including at minimum, the work and site grading described in the 'grading plan' approved for DP 2020-046 to the satisfaction of the County.
10. Design and construction of site lighting features including, at minimum, the work and lighting described in the 'lighting plan' approved for DP 2020-046 to the satisfaction of the County.

Policy Analysis

CALGARY METROPOLITAN REGIONAL BOARD (CMRB): The application falls outside of the plan area.

INTERMUNICIPAL DEVELOPMENT PLAN (IDP): The application is within the IDP area shared with Vulcan County.

MUNICIPAL DEVELOPMENT PLAN (MDP): 3.15.2 - The County shall use best efforts to ensure that social and fire services are adequately provided to all residents.

LAND USE BYLAW: Essential Public Service is a Discretionary Use in the Community Service District.

9.10 Community Service District (CS)



Purpose and Intent

The purpose and intent of this district is to provide for cultural, educational and institutional land uses within the County. Uses may include, but are not limited to those of education, government, cultural activities, agricultural societies, religious assemblies and other institutional facilities and services.

Permitted and Discretionary Uses

- a) The following uses shall be permitted or discretionary with or without conditions provided that the application complies with the regulations of this district and this Bylaw:

Permitted	Discretionary
Accessory Building / Structure	Cemetery
Signs not requiring a Development Permit ¹	Child Care Facility
Solar Panel, Ground Mount ¹	Community Building and Facility
Solar Panel, Structure Mount ¹	Community Recreational Facility
Stripping and Grading ¹	Cultural Facilities
Utility Building	Essential Public Service ←
WECS (micro) ¹	Parks & Playgrounds
WECS (Category 1) ¹	Private Amenity Space
	Recreational, Minor
	School, Public
	School, Post-Secondary
	School, Private
	Signs requiring a Development Permit ¹
	Worship Facility

Technical Review

The fire station access will be constructed approximately 300 m south of Hwy #24 on Range Road 260. The property will utilize municipal water and waste water services.

Circulation Comments

AGENCY CIRCULATION	
Alberta Transportation Vulcan County	A Roadside Development Permit has been issued. No comments received at the time of this report.
INTERNAL CIRCULATION	
Internal File Review	No Concerns.
NEIGHBOUR CIRCULATION	
To adjacent neighbors within 1 mile	No Comments Received at the time of this report.

Response Options

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

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

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

Follow-up Action / Communications

Inform Applicant of the Decision.

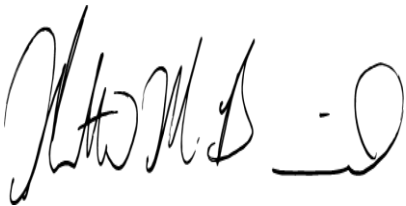
Report Approval Details

Document Title:	DP 2020-046.docx
Attachments:	- Appendices for Report DP 2020-046.docx
Final Approval Date:	May 29, 2020

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

A handwritten signature in black ink, appearing to read "Sherry Baers". The script is fluid and cursive, with the first name "Sherry" written in a larger, more prominent style than the last name "Baers".

Sherry Baers

A handwritten signature in black ink, appearing to read "Matthew Boscarol". The signature is written in a cursive style, with the first name "Matthew" and last name "Boscarol" clearly legible, followed by a small flourish.

Matthew Boscarol