



# WHEATLAND COUNTY

## Municipal Planning Commission Meeting Agenda

July 14, 2020, 9:00 a.m.

|                                                                                                                 | Pages |
|-----------------------------------------------------------------------------------------------------------------|-------|
| <b>1. CALL TO ORDER AND RELATED BUSINESS</b>                                                                    |       |
| <b>1.1 Call To Order</b>                                                                                        |       |
| Note: meetings are recorded and may be posted on the official Wheatland County website and/or via social media. |       |
| <b>1.2 Adoption of Agenda</b>                                                                                   |       |
| <b>1.3 Adoption of Minutes</b>                                                                                  |       |
| 1. June 9, 2020 - Unapproved Minutes                                                                            | 2     |
| <b>2. DEVELOPMENT PERMIT APPLICATIONS</b>                                                                       |       |
| <b>2.1 DP2020-040</b>                                                                                           | 7     |
| Legal: Plan 131 2179, Block 3, Lot 2 within NE-24-22-26-W4M                                                     |       |
| Proposal: Composting Facility                                                                                   |       |
| Parcel Size: 15.22 acres (6.16 ha)                                                                              |       |
| <b>2.2 DP2020-060</b>                                                                                           | 24    |
| Legal: Plan 632 AF, Block 7, Lot 9, 10 - Cluny                                                                  |       |
| Proposal: Cannabis Store                                                                                        |       |
| Parcel Size: 13000 sq. ft. (0.3 acres)                                                                          |       |
| <b>2.3 DP2020-065</b>                                                                                           | 37    |
| Legal: Plan 121 3700, Block 1, Lot 1 within SW-17-25-25-W4M                                                     |       |
| Proposal: Dwelling, Accessory                                                                                   |       |
| Parcel Size: 3.0 acres                                                                                          |       |
| <b>2.4 DP2020-070</b>                                                                                           | 46    |
| Legal: Plan 091 0128, Block 1, Lot 3 within NW-21-22-26-W4M                                                     |       |
| Proposal: Home Based Business Type 3 (HBB3) Machining Services                                                  |       |
| Parcel Size: 24.39 acres                                                                                        |       |
| <b>3. SUBDIVISION APPLICATIONS</b>                                                                              |       |
| <b>3.1 SD2020-009</b>                                                                                           | 58    |
| Legal: SW 11-24-26-W4M                                                                                          |       |
| Proposal: To subdivide +/-3.00 acres from titled property                                                       |       |
| <b>4. OTHER PLANNING MATTERS</b>                                                                                |       |
| <b>5. CLOSED SESSION (IN CAMERA)</b>                                                                            |       |
| <b>6. ADJOURNMENT</b>                                                                                           |       |



## WHEATLAND COUNTY

### Municipal Planning Commission Meeting Minutes

June 9, 2020, 9:00 a.m.

Members Present:

Chair T. Ikert  
Vice Chair D. Biggar  
A. Link  
B. Armstrong  
J. Wilson  
G. Koester  
S. Klassen

Administration:

M. Boscariol, GM of Community and Development Services  
G. Allison, Planner I  
M. Williams, Planner II  
S. Hayes, Development Officer  
S. Baers, Manager of Planning and Safety Codes Services  
M. Soltys, Communications Specialist  
D. Bodie, Recording Secretary

#### 1. CALL TO ORDER AND RELATED BUSINESS

##### 1.1 Call To Order

Note: meetings are recorded and may be posted on the official Wheatland County website and/or via social media.

The Chair, T. Ikert, called the meeting to order - time 9:00 a.m.

The Chair, T. Ikert informed that the June 9, 2020 Municipal Planning Commission meeting will be conducted via conference call in accordance with the Municipal Government Act, Section 199. Chair Ikert reviewed the process for the meeting and took roll call.

[Note: Access to the meeting was posted on the County website.]

[Note: Several Wheatland County staff and members of the public joined and left at various times during the meeting.]

##### 1.2 Adoption of Agenda

###### **RESOLUTION MPC-2020-06-01**

Moved by LINK

THAT the Municipal Planning Commission approve the agenda as presented

• Carried

##### 1.3 Adoption of Minutes

###### 1.3.1 Unapproved Minutes - May 12, 2020

###### **RESOLUTION MPC-2020-06-02**

Moved by ARMSTRONG

THAT the Municipal Planning Commission approved the May 12, 2020 minutes, as presented.

2. DEVELOPMENT PERMIT APPLICATIONS

2.1 DP2020-041

Legal: Plan 901 2480, Block 1 within NW-13-27-19-W4M  
Proposal: Addition to Dwelling, Variance  
Parcel Size: 40.0 acres

S. Hayes, Development Officer, presented the application highlighting the following: recommendation – to approve DP2020-041 subject to the conditions noted.

**RESOLUTION MPC-2020-06-03**

Moved by ARMSTRONG

THAT Municipal Planning Commission approve DP 2020-041 for an addition and a variance subject to the following conditions:

1. This Development Permit is issued solely for the purpose of an Addition to an Existing Non-Conforming Dwelling with a Variance – Defined as an Addition with a Variance.
2. The variance has been granted allowing the addition to be constructed 18.9 m (62.0 ft) from the undeveloped road allowance adjacent to Highway 569.
3. Development shall proceed according to Agricultural General (AG) 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.

• Carried

2.2 DP2020-046

Legal: Plan 201 0348, Block 1, Lot 1 within NW-6-22-25-W4M  
Proposal: Essential Public Service (Fire Station)  
Parcel Size: 1.44 ha (3.55 acres)

S. Hayes, Development Officer, presented the application highlighting the following: recommendation – to approve DP2020-046 subject to the conditions noted.

**RESOLUTION MPC-2020-06-04**

Moved by BIGGAR

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.

• Carried

### 3. SUBDIVISION APPLICATIONS

#### 3.1 SD2020-006

Legal: SW-15-25-23-W4M and NW-15-25-23-W4M

Proposal: To subdivide two parcels (2) parcels from the southern half of SW-15-25-23-W4M. The remaining lands on the northern part of SW-15-25-23-W4M to be consolidated with NW-15-25-23-W4M to create one (1) new parcel measuring 89.59 Hectares (221.39 Acres).

G. Allison, Planner I, presented the application highlighting the following: recommendation – to approve SD2020-006 subject to the conditions noted.

Discussion regarding first parcel out and if Municipal Reserve is required. Members feel that Municipal Reserve is not required and wish to amend the motion and remove condition relating to Municipal Reserve.

#### **RESOLUTION MPC-2020-06-05**

Moved by LINK

THAT the Municipal Planning Commission approve subdivision application SD2020-006, to subdivide two parcels out of the SW-15-25-23-W4M and a remainder to be consolidated with northern part of NW-15-25-23-W4M, subject to the following conditions, as amended:

1. Subdivision to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
2. Approaches to the proposed parcel(s) and remainder built and located to County Standards and approved by the Public Works Department, at the Owners expense.
3. The Owners are to enter into an *Agreement of Easement for Construction and Maintenance of Any Public Works* with Wheatland County which shall be registered by caveat concurrently with the final plan against the title(s) being created.
4. The Owners are to enter into a *Road Acquisition Agreement*, which shall be registered by caveat concurrently with the final plan against the title(s) being created.

• Carried



### 3.2 SD2020-007

Legal: NW-7-23-22-W4M

Proposal: To subdivide one (1) 2.42 hectare (5.97 acre) parcel from NW-7-23-22-W4M

G. Allison, Planner I, presented the application highlighting the following: recommendation – to approve SD2020-007 subject to the conditions noted.

#### **RESOLUTION MPC-2020-06-06**

Moved by WILSON

THAT the Municipal Planning Commission approve subdivision application SD2020-007, to subdivide one (1) 2.42 hectare (5.97 acre) parcel from NW-7-23-22-W4M, subject to the following conditions:

1. Subdivision to be affected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
2. Approaches to the proposed parcel(s) and remainder built and located to County Standards and approved by the Public Works Department, at the Owners expense.
3. The Owners are to enter into an *Agreement of Easement for Construction and Maintenance of Any Public Works* with Wheatland County which shall be registered by caveat concurrently with the final plan against the title(s) being created.
4. The Owners are to enter into a *Road Acquisition Agreement*, which shall be registered by caveat concurrently with the final plan against the title(s) being created.

• Carried

### 3.3 SD2020-008

Legal: NW-7-27-21-W4 - Plan 6742BQ; Block 3 - Rosebud

Proposal: To subdivide 0.17 acres from the parent parcel to consolidate with the adjacent 1.77 acre Parks & Recreation parcel to correct the encroachment of a Gazebo on Telus property.

M. Williams, Planner II, presented the application highlighting the following: recommendation – to approve SD2020-008 subject to the conditions noted.

Question if the variance could be granted now instead of at another meeting.

Staff stated that the request for a variance Development Permit would need to come to another Municipal Planning Commission meeting once the Subdivision has been registered.

#### **RESOLUTION MPC-2020-06-07**

Moved by KOESTER

THAT the Municipal Planning Commission approve subdivision application SD2020-008 to subdivide 0.17 acres from the titled area and consolidate it with the adjacent 1.77 acre parcel, subject to the following conditions:

1. Subdivision be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
2. That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding taxes up to and including the year in which the subdivision is to be registered shall be paid to the municipality.

3. That a development permit application requesting a variance for the Telus building on the remainder parcel be submitted.
- Carried

4. OTHER PLANNING MATTERS

No 'Other Planning Matters' were discussed

5. CLOSED SESSION (IN CAMERA)

No 'Closed Session' items were discussed

6. ADJOURNMENT

RESOLUTION MPC-2020-06-08

Moved by BIGGAR

THAT the Municipal Planning Commission meeting adjourn at 9:47 am.

• Carried

\_\_\_\_\_

Chair

\_\_\_\_\_

General Manager of Community and Development Services

\_\_\_\_\_

Recording Secretary

# Wheatland County

## Request for Decision

Municipal Planning Commission

July 14, 2020

Report prepared by: Suzanne Hayes



### DP 2020-040

|                           |                                                             |                  |   |
|---------------------------|-------------------------------------------------------------|------------------|---|
| <b>File Number:</b>       | DP 2020-040                                                 | <b>Division:</b> | 3 |
| <b>Proposal:</b>          | Composting Facility                                         |                  |   |
| <b>Location:</b>          | South of Hwy 901 on the access road into Carseland (RR 260) |                  |   |
| <b>Legal Description:</b> | Plan 131 2179, Block 3, Lot 2, NE-24-22-26-4                |                  |   |
| <b>Title Area:</b>        | 6.16 ha (15.23 Acres)                                       |                  |   |
| <b>Existing Land Use:</b> | Industrial General                                          |                  |   |
| <b>Proposed Parcels:</b>  | n/a                                                         |                  |   |

### Report

The applicants are proposing to operate a Composting Facility on an established Industrial General parcel utilizing the existing buildings and infrastructure. The facility will be composting used disposable diapers including children, adult, compostable and regular used diapers combined with other “green bin” organic materials, and pre-packaged food waste (non-compostable material to be separated after the composting process).

The facility will not utilize traditional windrow composting methods, but will use in-vessel composting technology which involves the following process: feed materials (used disposable diapers and mixed organics) will be brought to the facility and placed into a feed hopper with wood chips to be used as a bulking agent. Material will move to a grinder and then into an infeed hopper. From the hopper, the material will move to a reactor vessel which will maintain optimum composting conditions such as stirring each hour, air injections, and moisture and temperature monitoring. As air is injected in, excess air is removed and passed through a bio-filter to remove any odor prior to exhausting to the environment. No leachate is produced as the vessel is completely enclosed, if excess moisture is present, additional airflow is utilized to dry the material. The compost will exit the reactor after 10-12 days and will then be screened to remove the non-compostable parts of the diapers. The non-compostable materials will be bagged and stored inside and will be sent for recycling or to a landfill for disposal.

The operating capacity of the facility will be 5 tonnes per day initially, growing to 7.5 tonnes per day within 1 year (approximately 10 cubic yards of material per day). An anticipated 3 day supply of infeed material will be stored inside the facility building, with approximately 3 trucks per day delivering product to the site.

Pending sale, the finished compost will be stored in a 75' x 20' outdoor storage area (separated into 2-3 bunkers). Maximum pile height will be 10ft with a maximum storage capacity of 80 cubic yards of material. Customers may visit the site to pick up compost or it may be delivered to retail and wholesale customers. It is estimated that 30 customers will visit the site weekly from Monday to Saturday 8:00 AM to 5:00 PM during spring and summer with shorter hours in the fall and winter. Customer parking will be located on the east end of the building. The applicant anticipates 6 employees will be required.

The company also operates as a service offering compostable diapers for sale and pick-up, and collection of disposable diapers. The applicant has confirmed that this branch of the company has collected some shipping containers of diapers awaiting composting. In 2018, the company contacted Wheatland County along with several other municipalities find out the requirements for setting up a facility, however no applications were made because until now, they could not get the composting equipment. This is the first application they have made for a development permit.

### **Recommendation from Administration**

THAT Municipal Planning Commission approve DP 2020-040 for a Composting Facility subject to the following conditions:

1. This Development Permit is issued solely for the purpose of an Indoor, In-Vessel Composting Facility – Defined as a Composting Facility.
2. No variances have been granted.
3. Development shall proceed according to Industrial General 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. 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.
6. Development to remain consistent with submitted application, Letter of Intent, and all approved plans and procedures which form the application and have been deemed to be appropriate.
7. Dimensions of outdoor finished compost storage area not to exceed 75' x 20' with a maximum pile height of 10' as indicated in the Letter of Intent.
8. The outdoor storage area for wood chips used as a bulking agent not to exceed 10' x 10' with a maximum pile height of 7' as indicated in the Letter of Intent.
9. At no time will the infeed material be stored outside.
10. Indoor storage of infeed material not to exceed a 3 day supply based on 10 cubic meters/day as stated in the Letter of Intent.
11. At no time will the non-compostable material which remains after the composting process is complete be stored outside including while it is awaiting transport to a recycling facility or landfill.
12. Any intensification of the operation which causes an identifiable change to traffic, dust, noise, odour, or any other adverse impact will require an amendment of this Development Permit.
13. Signage to be installed providing direction for traffic flow, parking, loading, and delivery areas.
14. Applicant to establish a complaint hotline with the phone number to be advertised on the company website, social media, and posted on signage at the facility.
15. The Development Permit issued for this Composting Facility shall be time-limited for a period of one (1) year. Subsequent approvals may be re-issued by a Development Officer if the following conditions have been met:
  - a. The applicant is applying for a renewal of its Development Permit prior to the expiry date;
  - b. There have been no changes to the Composting Facility from the previous application;
  - c. There are no enforcement orders or complaints related to the Composting Facility.
  - d. Time limits for subsequent approvals to be determined and specified by the Development Authority as a condition of approval for the renewed Development Permit.

16. Prior to Operation, applicant to provide documentation confirming Alberta Environment and Parks approval has been obtained for the Composting Facility.

### **Policy Analysis**

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

#### **MUNICIPAL DEVELOPMENT PLAN (MDP):**

- 3.7.1. 1) Commercial and Industrial Development Objectives as it allows for the expansion and diversification of the County's commercial and industrial base.
- 3.7.2 1) Commercial and Industrial Development Policies states that new commercial and industrial development is to be directed to designated areas, and separation or buffering from residential sites is encouraged.
- 3.7.2 4) Commercial and Industrial Development Policies states that the County shall require that commercial and industrial development applications demonstrate that they will cause no significant adverse impacts on the natural environment, including but not limited to, ground and surface water, soil quality, air quality, wildlife and vegetation. If impacts are expected, the application must demonstrate how these will be mitigated.

#### **LAND USE BYLAW:**

Composting Facility is a Discretionary Use in the Industrial General District.

#### **Definition:**

Composting Facility means a development used to collect and process organic matter into compost. Such a facility may include the storage of uncomposted organic matter, sorting and packaging facilities and sales of compost.

- 4.7.6** The Development Authority may approve a time-limited Development Permit for a specified limited time period where it is the opinion of the Development Authority that the use is of a temporary nature, or should only be approved on a temporary basis.

#### **Considerations:**

- This application meets the provisions of the MPD in most respects; however, it is in close proximity to two residences and there are many acreages in the area.
- The infeed materials have the potential to cause odors even if stored inside.
- There is potential for piles of finished compost, bulking agents or other materials stored outside to exceed the limits proposed by the applicant and specified in the conditions, however having the specific conditions allows us to enforce if the pile heights exceed those volumes.
- No examples of a similar infeed product and composting method were provided by the applicant or found online, so there is no data to use for comparison.
- Due to the non-traditional composting process being used, and that a relatively small amount of infeed material will be stored inside the building, also that the pile heights of all materials being stored outside will be 10 feet in height or less (specified in the Letter of Intent), the applicant proposes that the measures taken are adequate to mitigate adverse impacts.
- The business previously operating onsite had a considerably higher amount of traffic than this business proposes to produce and the Transportation and Infrastructure Department had no concerns.
- Staff are recommending that the permit be issued for a 1 year term to determine if there are any adverse affects.

### **Technical Review**

This business will utilize well and septic currently on the site.

The business will be accessed via RR260 which is an existing paved road.

## Circulation Comments

| AGENCY CIRCULATION                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Alberta Environment and Parks</p> <p>AHS</p> | <ul style="list-style-type: none"> <li>The company has applied for a Registration under EPEA. At this time, and there are no concerns with the application.</li> <li>The finished storage capacity of the facility would determine the amount of finished material he can store at the site. If the amount of storage at the site causes any concerns, AEP would request that the concerns be addressed immediately.</li> <li>Concerns would include any odour or environmental concerns that the public may call in. If the application has stated a storage limit for finished product, then you must hold them to that limit. The registration that AEP issues, usually has no limit specified, however, the proponent is bound to stay within the proposed application.</li> </ul> <p><b>Comment:</b></p> <ul style="list-style-type: none"> <li>There are not many concerns if there is a registration and monitoring by AEP.</li> <li>Comments regarding odor mitigation, groundwater management, what are the optimal composting conditions to destroy pathogens?</li> </ul> <p><b>Follow Up:</b></p> <ul style="list-style-type: none"> <li>All process air will be processed through a bio-filter to remove odors.</li> <li>The condensate will be collected into containers for proper disposal. Please note that the condensate is essentially just water.</li> </ul> <p><b>Comment:</b></p> <ul style="list-style-type: none"> <li>The manufacturer's specifications indicate that the process will produce a relatively stable compost product, however it is outlined that the product may require some passive maturation prior to use or final testing. Final composition should be tested by AEP or County.</li> </ul> <p><b>Follow Up:</b></p> <ul style="list-style-type: none"> <li>The reactor will stir the compost hourly and inject air into the compost to provide the oxygen needed by the bacteria. Moisture will also be monitored and added as necessary. With the correct mix of Nitrogen and carbon providing feedstock, the machine will run at 60-65 degrees C, which will destroy the pathogens. The requirements for finished compost are set by the Canadian Council of Ministers of the Environment (CCME). These specifications set the requirements for pathogens in the compost. See the attached document (CCME Guidelines for Compost Quality).</li> </ul> |
| INTERNAL CIRCULATION                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Internal File Review                            | <p><b>Environmental Coordinator, Wheatland County</b></p> <p><b>Summary:</b></p> <ul style="list-style-type: none"> <li>Have minimal environmental concerns with this application, so long as nuisance factors such as odour, migrating garbage and dust are controlled.</li> <li>Appears to be an innovative means of reducing the amount of waste that human's landfill.</li> </ul> <p><b>Comment:</b></p> <ul style="list-style-type: none"> <li>Questions regarding leachate as the leachate section of the equipment specs says that "HotRots produce a small amount of condensate which</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

can be used for irrigation, wetting maturation piles, or discharged to sewer.” There may be incentive based on costs of energy to not fully dry material. I suggest we ask the applicant for a plan for it even if it as simple as disposing through the sewage system onsite.

**Follow-Up:**

- Applicant reported that the machines do not produce leachate. Leachate is water that has percolated through a pile and dissolved some of its constituents. This does not occur in enclosed machines. A small amount of moisture may condense out in the ventilation pipes since the compost is moist and the process air will evaporate some of the moisture. This is simply condensed water and is collected and may be added back into the machine or added to the completed compost as it dries, or, since it is only water, it can also be disposed of through the sewer system.

**Comment:**

- Confirmation that the non-compostable material will not accumulate onsite if the operator is dis-incentivized by landfill cost to get rid of it, lest it pile up to unmanageable levels.

**Follow-Up:**

- A condition has been included specifying the non-compostable material may not be stored outside at any time.

**Comment:**

- The comparable Vancouver facility example given, if true, offers some confidence in this approach. Hopefully decision-makers can see merits in this application and the applicant can effectively incorporate and explain mitigations of nuisance risk, so that innovation in waste management as a business can be supported by our municipality.

**Follow-Up:**

- The example given of the Vancouver facility used this technology to compost food waste, not diapers. They are no long operating and the applicant purchased their composting machinery.

**Planner, Wheatland County**

**Comment:**

- Concern about how much finished product they can store on site, and whether we have the capability to accurately measure how much is in a pile.

**Follow-Up:**

- The Letter of Intent indicates an area and height of the piles, this has been placed as a condition as the max amount of finished compost stored onsite.

**Comment:**

- Two houses are quite near by, though the applicant is sure odor won’t be an issue, we do have to keep these two residents in mind.

**Follow-Up:**

- We have placed a condition for a complaint hotline, also we are recommending approval of a temporary permit with conditions we can enforce if odor complaints come in.

**Comment:**

- Where the composting machines will be inside a shop, is there risk of a build up of CO? Or is the “exhaust” released outside the building?

| AGENCY CIRCULATION                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     | <p><b>Follow-Up:</b></p> <ul style="list-style-type: none"> <li>The machines do not produce any Carbon monoxide. Carbon Monoxide is a product of incomplete combustion of fossil fuels, not a product of the bacterial action which produces compost. The exhaust is vented outside through bio-filters to remove any odors.</li> </ul> <p><b>Comment:</b></p> <ul style="list-style-type: none"> <li>With so many different uses/businesses on this parcel, is there a blanket emergency response plan needed to ensure all the different employees and anyone visiting the site are safe in the case of an incident?</li> </ul> <p><b>Follow-Up:</b></p> <ul style="list-style-type: none"> <li>This will not be a requirement of this applicant but may be a follow-up issue with the landowner.</li> </ul> <p><b>Deputy Regional Fire Chief</b></p> <ul style="list-style-type: none"> <li>From a fire perspective, no concerns.</li> </ul> |
| NEIGHBOUR CIRCULATION               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| To adjacent neighbors within 1 mile | Several letters in opposition were 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**

Advise Applicant of the Decision.



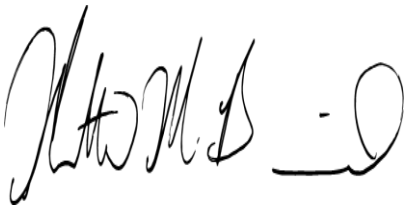
## Report Approval Details

|                      |                             |
|----------------------|-----------------------------|
| Document Title:      | DP 2020-040.docx            |
| Attachments:         | - Appendix DP 2020-040.docx |
| Final Approval Date: | Jun 24, 2020                |

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

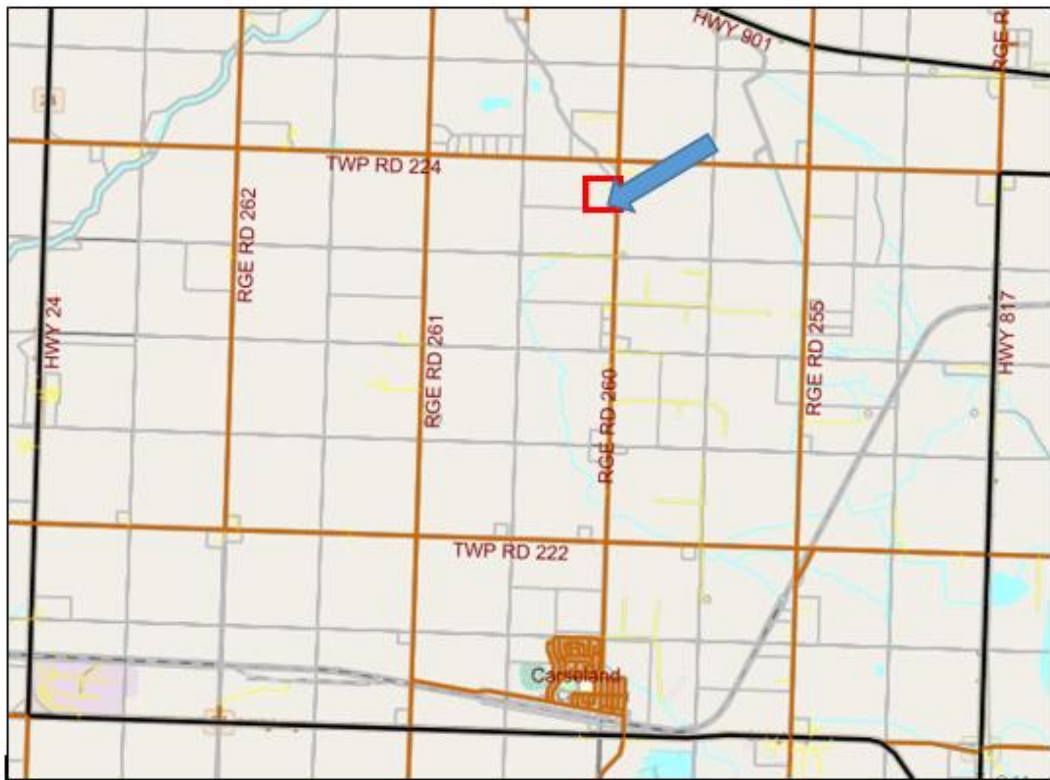
A handwritten signature in black ink, appearing to read "Sherry Baers". The script is cursive and fluid.

Sherry Baers

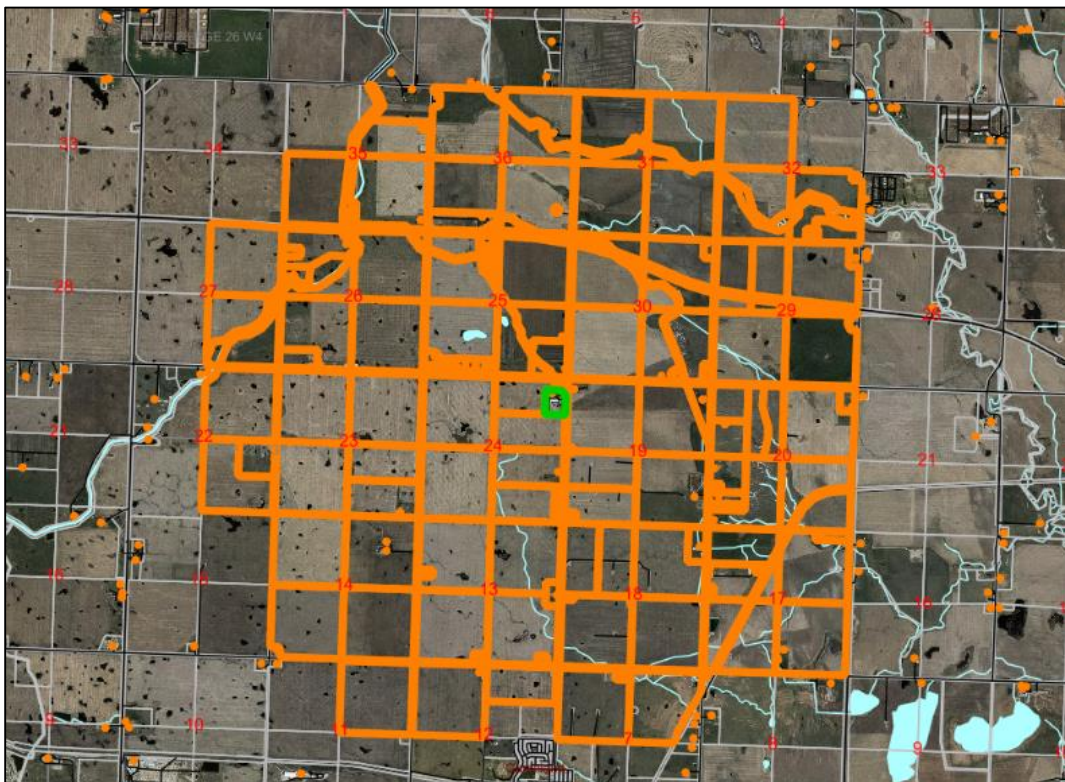
A handwritten signature in black ink, appearing to read "Matthew Boscarol". The script is cursive and fluid.

Matthew Boscarol

## Appendix A: Location Plan



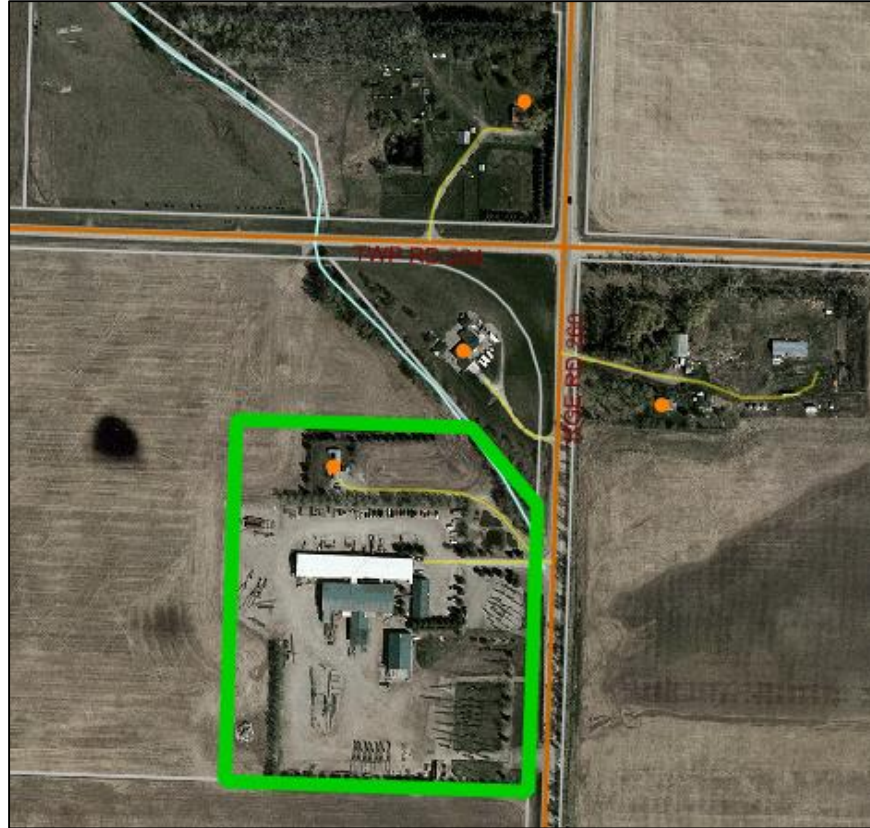
## Appendix B: Circulation Area



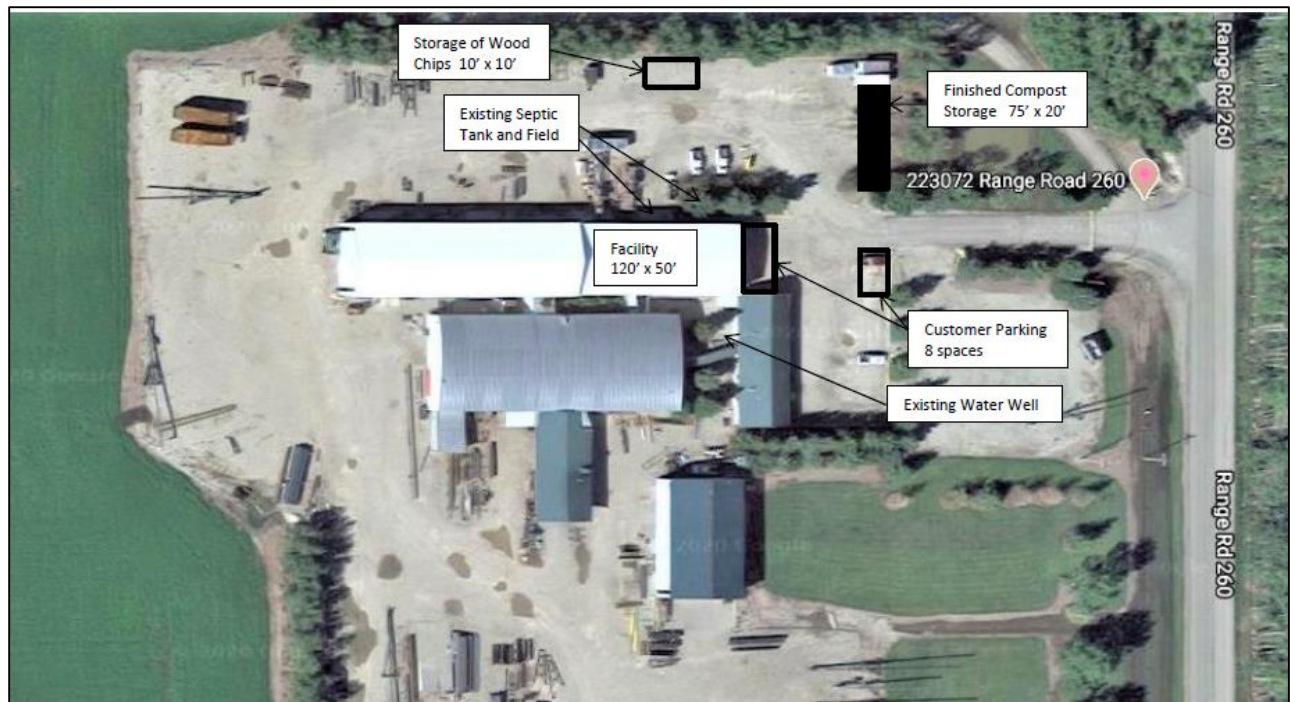
## Appendix C: Aerial Photos







## Appendix D: Site Plan



## Appendix E: Photos of Composter





**Example of Bunkers for Finished Compost:** Proposed is a 75' x 20' outdoor storage area (separated into 2-3 bunkers). Maximum pile height will be 10ft



## Appendix F: Circulation Responses

**From:** [REDACTED] FOIP c.17(1)  
**Sent:** Wednesday, July 01, 2020 3:06 PM  
**To:** Suzanne Hayes <[suzanne.hayes@wheatlandcounty.ca](mailto:suzanne.hayes@wheatlandcounty.ca)>  
**Subject:** DP 2020-040 Composting facility

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We [REDACTED] FOIP s.17(1), and wish to voice our opposition to its approval.

While we support the idea of composting in principle, we do not believe that the facility can operate without subjecting adjacent landowners to objectionable pollution and odor. While the infeed material is expected to be stored inside, we anticipate that it is only a matter of time until an unexpected amount of infeed material arrives at the facility, and this will be stored outside, inundating neighbours with unacceptable odors, both inside and outside their homes. This is patently unfair to nearby residents.

The history of the Bio-Can/GFL composting facility in Wheatland County is instructive in this matter. When residents objected to the smell from that facility, facility operators first denied any responsibility. It took literally years to install air quality monitors, and investigate the facility. In the end, when it was determined that the facility was storing 95 TIMES the mass of allowed material, it still took a year for that to be rectified.

We are unwilling to have history repeat itself in our vicinity. Thus we ask that Wheatland County deny this application.

Sincerely,

[REDACTED]

FOIP s17(1)

Suzanne Hayes, Development Officer

Wheatland County [suzanne.hayes@wheatlandcounty.ca](mailto:suzanne.hayes@wheatlandcounty.ca)

Re: DP 2020-040 Proposal: composting facility

Legal: Plan 131 2179, Block 3, Lot 2 NE-24-22-26-4

We have composed a list of concerns regarding this proposed composting facility.

Process/Machine: Is this plant technology currently in use in other locations? What is the brand/technology that is being proposed?

Pre testing: Will there be any testing of air and ground samples at the site of the proposed composting facilities prior to its opening date? Who will be doing the testing? Will the testing be unbiased (will it be a neutral third party?) Will the testing results be transparent? Who will be paying for the testing? How will the tests be reported to the stakeholders? (Facility owner, Wheatland County, surrounding residents)

Routine monitoring: What responsibility will the composting facility have to continually monitor air and ground samples throughout their course of business? Who will be doing the testing? Will the testing be unbiased (will it be a neutral third party?) Will the testing results be transparent? Who will be paying for the testing? How will the tests be reported to the stakeholders? (Facility owner, Wheatland County, surrounding residents) What will Wheatland County do when air or ground samples show contamination? Does the composting facility have a contingency fund set aside to repair any issues that arise with air and ground contamination? Or will there be a cost to Wheatland County and its ratepayers?

Claim of no odor: What will the action of Wheatland County be when odor becomes an issue? How far will the odor travel? Will the odor travel more than 2 miles? What are the costs that Wheatland County has accrued due to the current Green For Life site? If they can store 3 days of material inside, how many days supply is 3 trucks per day delivering? Will there be arriving material stored outside (potentially generating odor) before it can be received inside?

Site management: Should this site be abandoned because of growth of the company it cannot accommodate or lack of financial success, who has the responsibility to remove any waste or pre-material on site? Will it become like an orphan oil and gas well? Does the landowner have to pay the bill for cleanup? Does the community? Does Wheatland County and its ratepayers? Or will the composting facility be forced to set aside a reserve for reclamation?

Growth: What are the growth forecasts beyond 1 year and 7.5 tonnes per day? Will the composting company require surrounding land to increase their footprint and grow their capacity in the future? If so, will the process be monitored or will it just be allowed to proceed?

Traffic: Will there be any road improvements to handle the increased traffic? With the increased traffic, will there be increased need for road repairs? Will these road repair and improvement costs be to the composting company or to Wheatland County ratepayers?

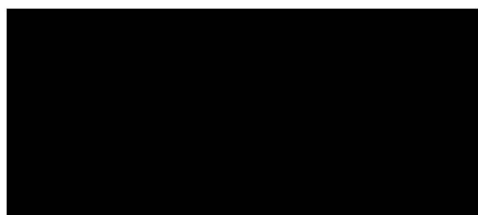
Date of opening: What is the proposed date of opening of the facility? Is there any work currently being done on-site that is not yet permitted? What is the name of the company? Has anyone representing Wheatland County done any site visits to other diaper composting facilities in other communities?

Two mile notice: Potential air contamination will likely travel more than 2 miles, therefore the notice needs to be sent to a larger group of Wheatland County residents, including the communities Carseland and Speargrass.

Unsightly premises: What will Wheatland County do to monitor the premises to ensure that they do not become unsightly?

Tax: How much revenue does Wheatland County expect to receive from the composting company? Are there any other benefits to Wheatland County and its ratepayers to have a facility of this kind at the proposed site?

These are the questions that need to be answered before any proposal is allowed to proceed. With the issues that The Town of Strathmore has had with its composting facilities odor and the continued issues that Wheatland County is having with The Green For Life site, we feel it is in Wheatland County and the communities best interest to decline to allow a composting facility at the proposed site.



FOIP s.17(1)

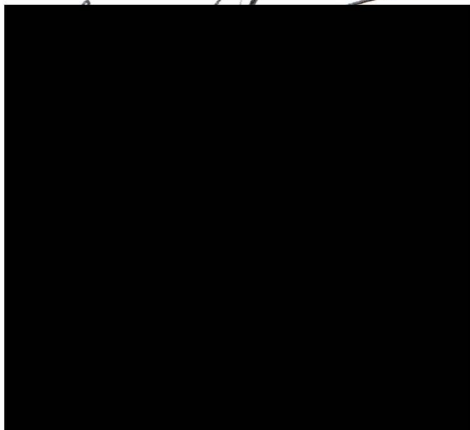


# Letter of Objection

**Re: DP 2020-040 Proposal: Composting Facility**

I am writing to object to the above future Composting Facility. By allowing the above proposed Composting Facility on this piece of property, the amount of smell and odors that will be generated will be unbearable for area residents. Feed material and feed material stock piles/storage will sacrifice the air quality, and the surrounding area will be littered with debris and scattered by the wind. Also, the proposed Composting Facility will attract abnormally large amounts of insects and birds. Overall, I feel the proposal Composting Facility is not in the best interest of the citizens of Carseland and surrounding area of NE-24-22-26-4, and I strongly urge you to reject this proposal.

Sincerely,

A large black rectangular redaction box covering the signature area.

FOIP s.17(1)



July 6, 2020

Wheatland County

Hwy 1 RR 1

Strathmore, AB T1P 1J6

Re: DP 2020-040    Proposal: Composting Facility

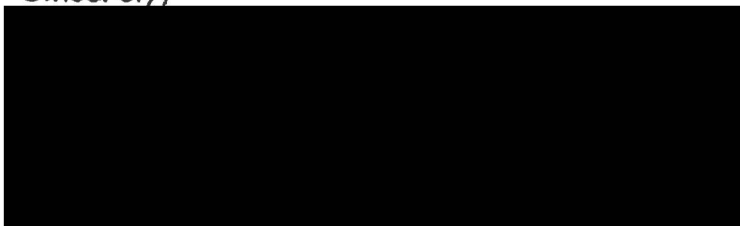
Legal: Plan 131 2179, Block 3, Lot 2, NE-24-22-26-4

We received a letter in the mail recently regarding the proposed application for a composting facility.

These are some of our concerns we hope you take into consideration before approving the above application:

1. Pungent smell and offensive odour from compost stock piled in the outdoor storage area
2. Attraction of large groups of birds and insects at the storage site
3. Contamination of the surface and ground waters at the facility
4. Risk of spontaneous combustion of compost material
5. Risk of waste water produced at site not being properly contained
6. Escape of plastics and litter from site blown onto adjacent properties
7. Excess daily traffic on Paved Range Road 260 making it more difficult to move farm equipment, as well as increasingly hazardous for daily drivers/commuters
8. Potential high levels of human pathogens and medicines on the site from human waste
9. Acceptance of potential contaminated green bin organic materials from other regions
10. Decreased property value for surrounding land and residences

Sincerely,



FOIP s.17(1)

July 4, 2020.

Wheatland County  
 Hwy 1, R.R. 1 Strathmore, AB.

Re: DP 2020 - 040

Proposal: Composting Facility

WHEATLAND COUNTY

JUL - 6 2020

RECEIVED

FOIP s.17(1)

FOIP s.17(1)

I, [REDACTED], the [REDACTED], oppose the above development. Following are some of my concerns

1. Property values will decrease as who will want to purchase land next to a composting facility?
2. Pungent smell from compost stored in an outside facility will lead to the attraction of birds and insects - seagulls, ravens and flying insects.
3. Road Traffic will increase thus making it more difficult to move farm equipment to adjacent property.
4. Waste water generated on site needs to be contained on site
5. Litter must be contained on site
6. Fire hazard from spontaneous combustion of the Compost
7. Run-off water from surface and compost pile could contaminate the water supply in the W.D. system.

Sincerely,

FOIP s.17(1)

# Wheatland County

## Request for Decision

### Municipal Planning Commission

July 14, 2020

Report prepared by: Suzanne Hayes



## DP 2020-060

|                           |                                        |                  |   |
|---------------------------|----------------------------------------|------------------|---|
| <b>File Number:</b>       | DP 2020-060                            | <b>Division:</b> | 1 |
| <b>Proposal:</b>          | Cannabis Store                         |                  |   |
| <b>Location:</b>          | Within the Hamlet of Cluny             |                  |   |
| <b>Legal Description:</b> | Plan 632 AF, Block 7, Lot 9, 10        |                  |   |
| <b>Title Area:</b>        | 13000 sq. ft. (0.3 acres)              |                  |   |
| <b>Existing Land Use:</b> | Mixed Use (Liquor Store and Residence) |                  |   |
| <b>Proposed Parcels:</b>  | n/a                                    |                  |   |

### Report

The proposal is to operate a retail cannabis dispensary which will offer an array of cannabis products and accessories. The store is proposed to be located on a lot to be shared with an existing liquor store.

The mixed-use parcel currently has a mobile home which is used as the residence for the business owners. This application proposes to convert the existing residence into a retail Cannabis store which will include renovations to windows, walkways, doors, installation of displays, security camera, fencing, loading areas and any other Safety Code or AGLC requirements. The building will also include an office and storage area.

No hazardous materials will be kept onsite, cannabis products are packaged and sealed which will alleviate concerns about odors. No outdoor storage will be required except for yard maintenance equipment. Signage will be a 1 m x 7 m wooden sign affixed to the building with the store name and logo and another on the ground.

Employee parking and a loading area will be on the northwest side of the building, initially the only employees will be the three business owners with plans to hire more staff once the business is established. Customers will share the parking area on the east parking pad with the liquor store with additional parking space along 1<sup>st</sup> Street and 2<sup>nd</sup> Avenue.

Hours of operation are expected to match those of the liquor store which are Sunday to Thursday 10:00 am to 10:00 pm and Friday-Saturday 10:00 am to 11:00 pm. Estimates of customer visits are projected to be 3500 per week (based on liquor store statistics). Deliveries anticipated to be one semi-trailer per week.

The parcel is located in an area which is primarily residential, however the parcel was the site of a general store in 1989, and a liquor store operating onsite since 2005.

### Recommendation from Administration

THAT Municipal Planning Commission approve DP 2020-060 for a Cannabis Store subject to the following conditions:

1. This Development Permit is issued solely for the purpose of a Retail Cannabis Store – Defined as a Cannabis Store.
2. No variances have been granted.
3. Development shall proceed according to Mixed Use 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. Prior to operation of the Cannabis Store, the provincial license must be provided to the County.
8. Cannabis shall not be consumed in the Cannabis Store.

## **Policy Analysis**

### **Gaming, Liquor and Cannabis Regulation**

- (1) The board may not issue a cannabis store licence in respect of any premises located
  - (a) in a municipality, unless a development permit has been issued under the *Municipal Government Act* for the proposed use of the premises as described in the application for the cannabis licence,
- (3) For the purposes of sections 640(7), 642(5) and 687(3) of the *Municipal Government Act*, a premises described in a cannabis licence may not have any part of an exterior wall that is located within 100 metres of
  - (a) a provincial health care facility or a boundary of the parcel of land on which the facility is located,
  - (b) a building containing a school or a boundary of a parcel of land on which the building is located,
  - or
  - (c) a boundary of a parcel of land that is designated as school reserve or municipal and school reserve under the *Municipal Government Act*.

### **MUNICIPAL DEVELOPMENT PLAN (MDP):**

#### **3.7.1 Commercial and Industrial Development Objectives**

- 1) Allow the expansion and diversification of the County's commercial and industrial tax base.
- 4) Provide opportunities for commercial development, particularly retail, in close proximity to Hamlets and rural residential communities.
- 5) Facilitate employment for residents within close proximity to their places of residence.
- 6) Support local or home-based businesses.

#### **3.7.2. Commercial and Industrial Development Policies**

- 1) New commercial and industrial development is directed to designated areas, and separation or buffering from residential sites is encouraged.
- 2) Retail development should be located in Hamlets (urban areas).
- 5) The County shall take the cumulative development effect into consideration for all commercial and industrial development applications.
- 6) The County shall encourage urban-oriented commercial and industrial development applications to locate inside or adjacent to urban areas, to make more efficient use of existing services.

- 7) The County shall consider the broader area context and the impact upon it when considering a commercial or industrial development application for approval.
- 9) Infill and intensification of existing industrial and commercial parks shall be encouraged through amendments to existing approved plans as a means of promoting the efficient use of land and infrastructure.

#### **LAND USE BYLAW:**

**Definition: Cannabis Store** means a retail store that is licensed by the Province of Alberta for the sale of Cannabis for consumption off the premises and may include the ancillary retail sale of Cannabis Accessories.

#### **8.4 Cannabis Store**

- 8.4.1 In addition to all other applicable General Regulations listed in the Bylaw, the following provisions shall apply to Cannabis Stores.
- a) Cannabis shall not be consumed in a cannabis Store;
  - b) Cannabis store must comply with Provincial Minimum setbacks;
  - c) Prior to operation of the cannabis Store, the provincial license must be provided to the County.

**Cannabis Store** is a discretionary use in the Hamlet Mixed Use district.



## 9.14 Hamlet Mixed-Use District (HMU)




### Purpose and Intent

The purpose and intent of this district is to provide for a range of uses to be integrated vertically or horizontally including retail service, commercial activities combined with a residential component which enhances and benefits the local community.

### 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                        | Artisan Studio                                                                                    |
| Child Care Facility                                   | Cannabis Store  |
| Community Building and Facility                       | Contractor Service                                                                                |
| Community Recreational Facility                       | Cultural Facilities                                                                               |
| Convenience Store                                     | Drinking & Eating Establishment                                                                   |
| Essential Public Service                              | Farmers Market                                                                                    |
| Financial Institution                                 | Laundromat / Dry Cleaning                                                                         |
| Fitness Centre                                        | Liquor Sales                                                                                      |
| Hotel                                                 | Lodging Facility                                                                                  |
| Office                                                | Market Garden                                                                                     |
| Outdoor Café                                          | Mixed-Use Building                                                                                |
| Parks & Playgrounds                                   | Pawn Shop                                                                                         |
| Private Amenity Space                                 | Residential Care Facility                                                                         |
| Restaurant                                            | School, Public                                                                                    |
| Retail Establishment                                  | School, Post-Secondary                                                                            |
| Signs not requiring a Development Permit <sup>1</sup> | School, Private                                                                                   |
| Solar Panel, Ground Mount <sup>1</sup>                | Signs requiring a Development Permit <sup>2</sup>                                                 |
| Solar Panel, Structure Mount <sup>1</sup>             | Tower                                                                                             |
| Spa and Wellness Centre                               | Veterinary Clinic                                                                                 |
| Stripping and Grading <sup>1</sup>                    | Worship Facility                                                                                  |
| WECS (micro) <sup>1</sup>                             |                                                                                                   |
| WECS Category 1 <sup>1</sup>                          |                                                                                                   |

### Considerations:

- The parcel is currently utilized as a typical Mixed Use parcel with a combination of commercial and residential. The context of the area is primarily residential and this change to the site will make it a more intensive commercial use amongst residential lots.
- Having a liquor store and cannabis store on the same lot may potentially produce a cumulative impact to the community.
- The nearest resident has a separation buffer which includes a fence and mature trees.
- The site received permits for a general store as far back as 1989, with a liquor store operating onsite since 2005.
- All of the residents of the hamlet were circulated including the nearest neighbors and no responses were received.

### **Technical Review**

The building currently shares a well with the liquor store.

The two businesses will continue to share a water well and Municipal Waste Water Connection

### **Circulation Comments**

| AGENCY CIRCULATION                  |                                                  |
|-------------------------------------|--------------------------------------------------|
| AGLC                                | No comments received at the time of this report. |
| RCMP                                | No comments received at the time of this report. |
| SIKSIKA                             | 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**

Advise Applicant of the decision.



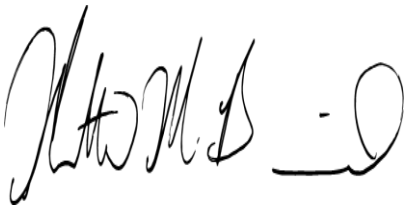
## Report Approval Details

|                      |                             |
|----------------------|-----------------------------|
| Document Title:      | DP 2020-060.docx            |
| Attachments:         | - Appendix DP 2020-060.docx |
| Final Approval Date: | Jun 24, 2020                |

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

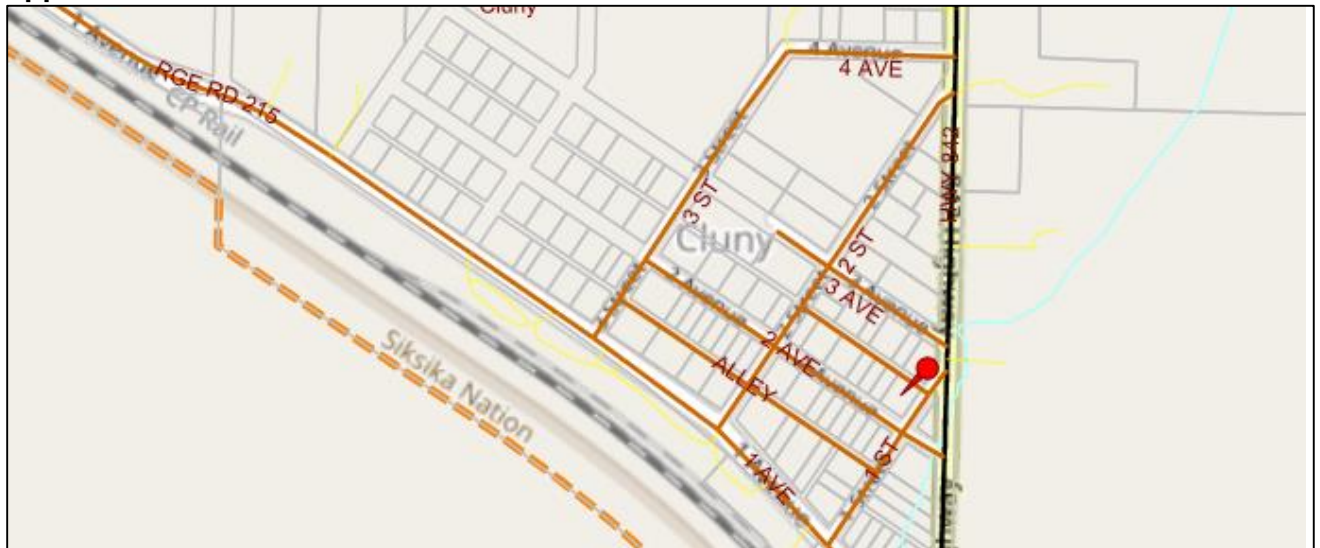
A handwritten signature in black ink, appearing to read "Sherry Baers". The script is cursive and fluid.

Sherry Baers

A handwritten signature in black ink, appearing to read "Matthew Boscarol". The script is cursive and fluid.

Matthew Boscarol

## Appendix A: Location Plan



## Appendix B: Circulation Area



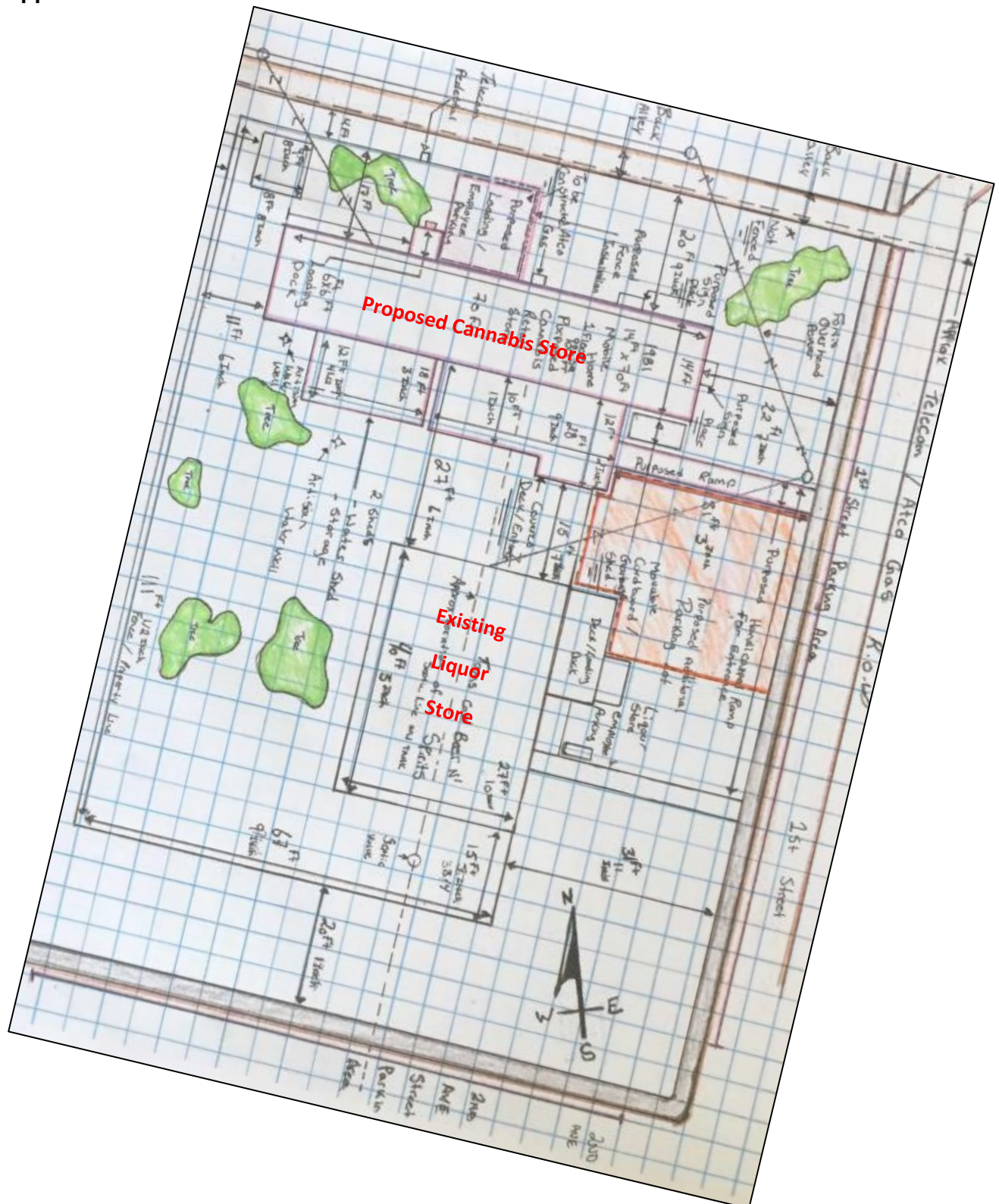


### Appendix C: Aerial Photo





# Appendix D: Site Plan



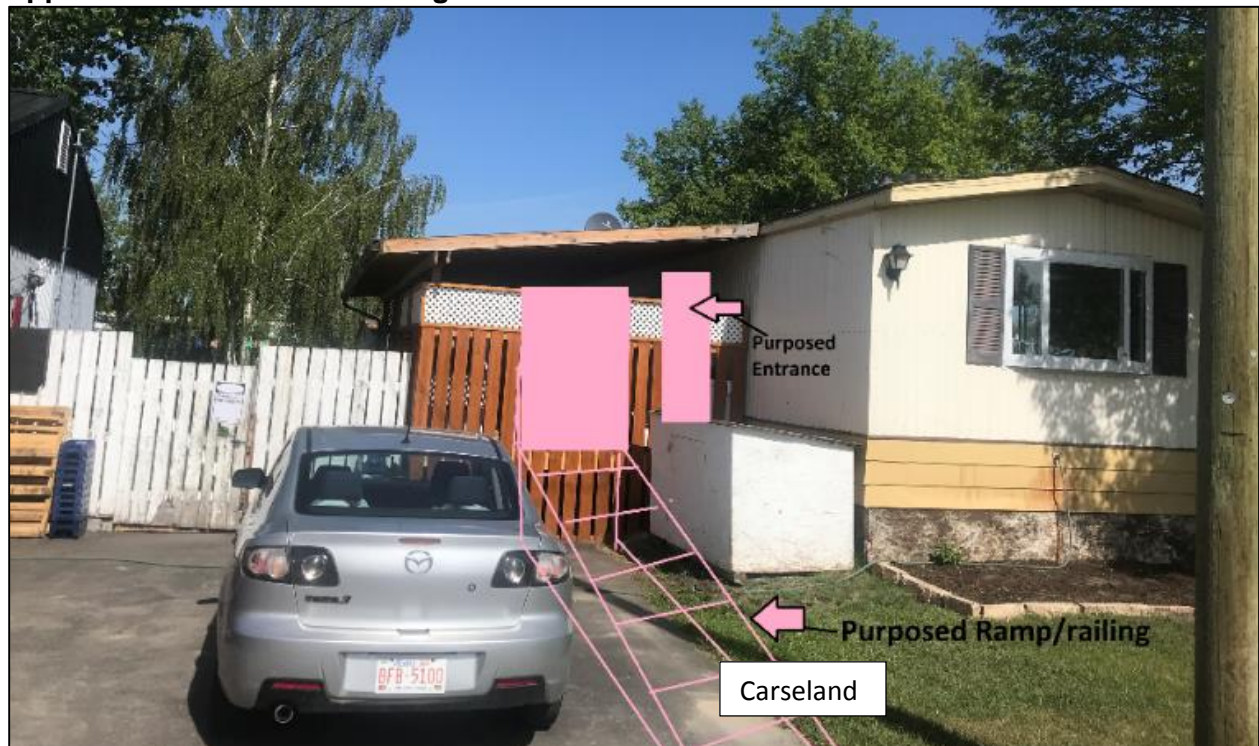
## Appendix E: Signage Plan



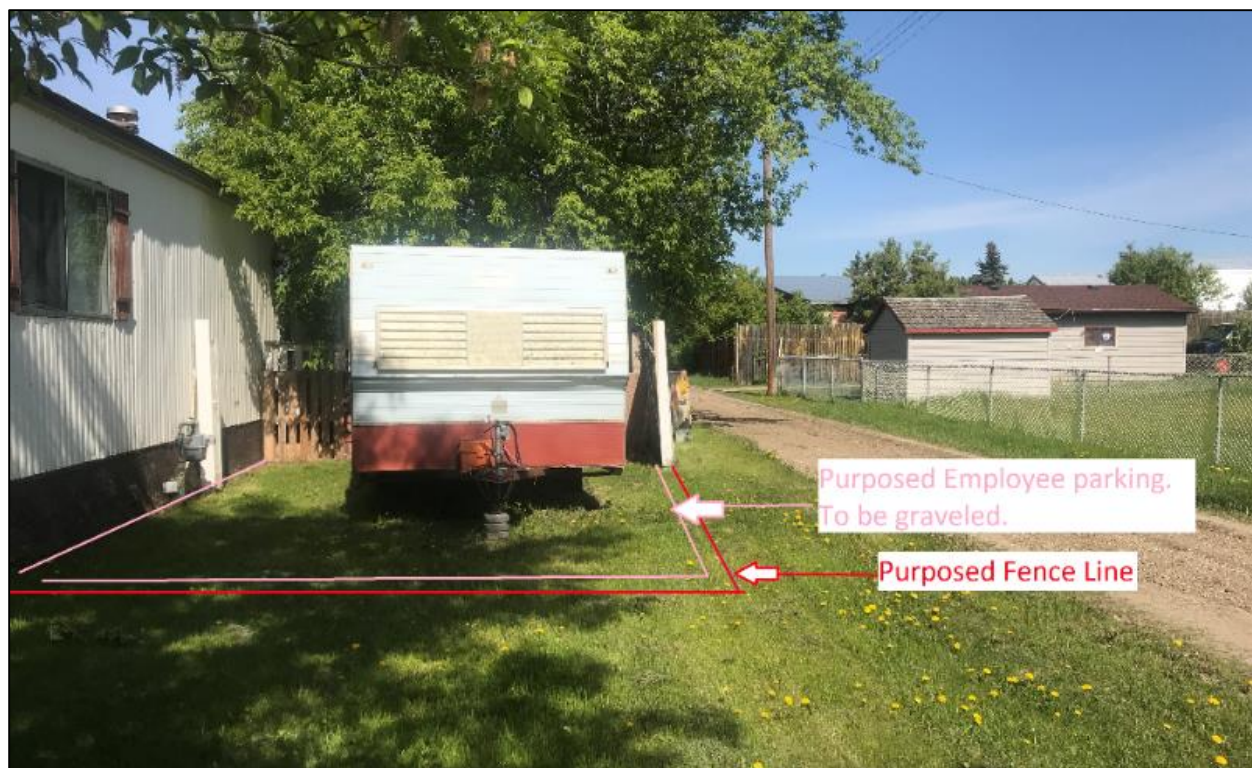




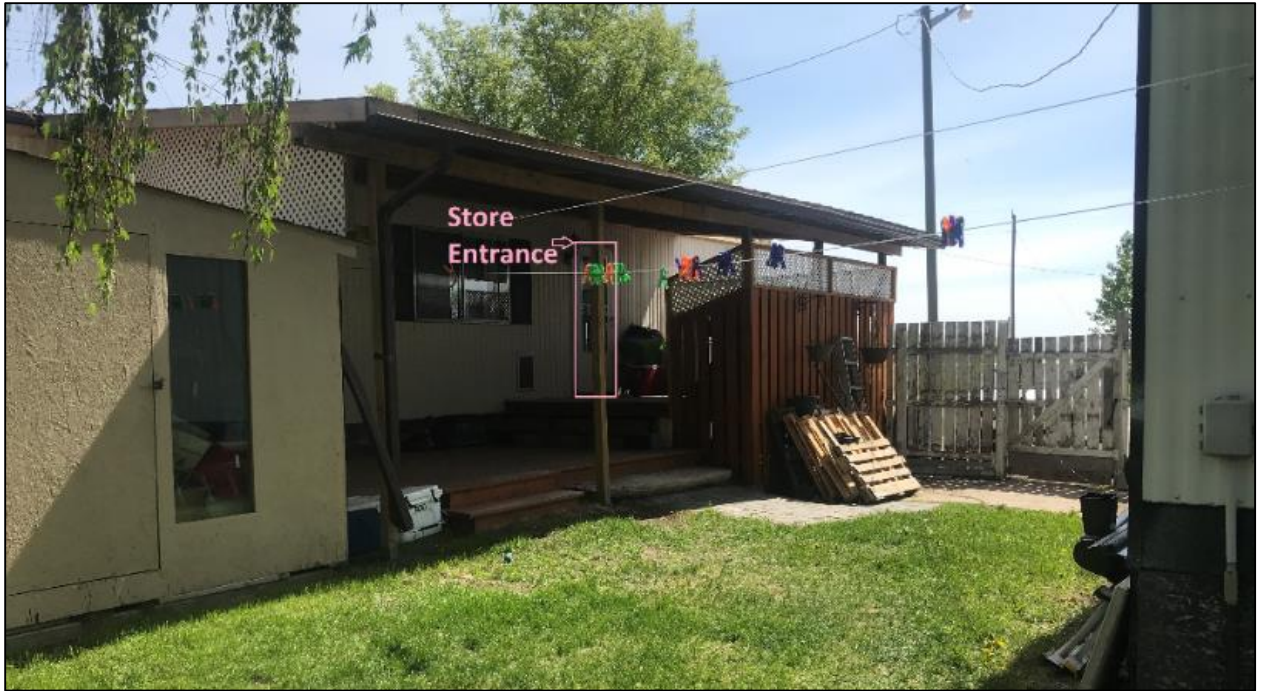
**Appendix F: Photos of Existing Residence to be Converted**













# Wheatland County

## Request for Decision

### Municipal Planning Commission

July 14, 2020

Report prepared by: Suzanne Hayes



## DP 2020-065

|                           |                                              |                  |   |
|---------------------------|----------------------------------------------|------------------|---|
| <b>File Number:</b>       | DP 2020-065                                  | <b>Division:</b> | 5 |
| <b>Proposal:</b>          | Dwelling, Accessory                          |                  |   |
| <b>Location:</b>          | 6 miles Northwest of Strathmore              |                  |   |
| <b>Legal Description:</b> | Plan 121 3700, Block 1, Lot 1, SW-17-25-25-4 |                  |   |
| <b>Title Area:</b>        | 3 Acre Parcel                                |                  |   |
| <b>Existing Land Use:</b> | Residential                                  |                  |   |
| <b>Proposed Parcels:</b>  | n/a                                          |                  |   |

### Report

The applicants would like to place a new 1520 ft<sup>2</sup> manufactured dwelling as a second residence on a 1.21 hectare (3 acre) Country Residential (CR) parcel. The parcel has an existing 2150 ft<sup>2</sup> Single Family Dwelling, which will become the primary dwelling on the parcel.

The Dwelling, Accessory will share the water well with the primary dwelling but will have its own septic tank and field.

To allow for a second residence to be placed on a parcel which is less than 32.37 hectares (80 acres), one of the dwellings must be permitted as a Dwelling, Accessory.

The proposal meets all the requirements of the Land Use Bylaw, no variances have been requested.

### Recommendation from Administration

THAT Municipal Planning Commission approve DP 2020-065 for a Dwelling, Accessory Subject to the following conditions:

1. This Development Permit is issued solely for a new manufactured dwelling to be the second residence on the property – Defined as a Dwelling, Accessory.
2. Development shall proceed according to Country Residential (CR) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
3. No variances have been granted.
4. No permanent development shall occur on or over any utility right of way or easement.
5. Applicant to ensure approach is developed to County standards. Please contact Wheatland County transportation & infrastructure assistant for details 403-934-3321.

### Policy Analysis

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

**MUNICIPAL DEVELOPMENT PLAN (MDP):** The proposed Dwelling, Accessory aligns with Section 3.6.1 of the MDP as it ensures that Wheatland residents have access to a range of affordable housing types, and a diversity of housing choices, to accommodate all stages of life.

**LAND USE BYLAW:** Dwelling Accessory is a Discretionary Use in the Country Residential District (CR).

**Definitions:**

**Dwelling, Accessory** – means a detached dwelling unit that is located on the same parcel as a Dwelling, Primary and is considered accessory and subordinate to that primary dwelling. Only one Dwelling, Accessory is permitted per lot.

**Dwelling, Primary** – (for the purpose of Section 8.7 Dwelling, Accessory) A Dwelling, Primary must be one of the following types: Dwelling, Single Detached, Dwelling, Moved-On, or Dwelling Modular.

## **8.7 Dwelling, Accessory**

### **8.7.1 General Regulations:**

**a) Existing Dwellings:**

When an existing dwelling is not one of the allowable housing types identified in the Dwelling, Primary definition (Dwelling, Single Detached, Dwelling Moved-On or Dwelling, Modular) OR an existing dwelling is one of the allowable housing types but is smaller than a new dwelling;

- i. The applicant may apply for a permit to construct or place on the property a Dwelling, Primary (Dwelling, Single Detached, Dwelling Moved-On or Dwelling, Modular) and
- ii. As stipulated as a condition of approval for the new Dwelling, Primary, construction shall not commence until a Development Permit has been obtained for the existing dwelling to be issued a permit as a Dwelling, Accessory.
- iii. If for any reason the Dwelling, Primary is not constructed, the permit for the Dwelling, Accessory will be cancelled as per Section 6.2.1.

**b) A Dwelling Accessory:**

- i. Shall meet applicable Safety Codes and will require a Building Permit
- ii. Shall not be located on a property that already has a secondary suite
- iii. Shall have adequate water and sewer either through a shared or individual system
- iv. Shall be located within a building other than the primary dwelling or as a detached standalone unit. For example: A Dwelling, Accessory may be built on top of an accessory building or garage
- v. May require its own municipal address
- vi. Shall require one additional parking space for the residents
- vii. Shall follow the height and setback regulations in the applicable land use district, except where otherwise noted in this Bylaw.

### **8.7.2 Size:**

- a) Outside of a hamlet the gross floor area of a Dwelling, Accessory will be no more than 80% of the Gross Floor Area of the primary dwelling. As defined in the definitions section.**

#### 8.7.5 Additional Considerations:

- a) In considering a Development Permit application for a Dwelling, Accessory, the Development Authority has the discretion to consider such factors as:
- b) The effect of a Dwelling, Accessory on the character of a neighborhood and the cumulative effect of an additional dwelling within a specific location.
- c) The similarity of the Dwelling, Accessory to the principal dwelling or adjacent properties in architectural design, character, and appearance. For example: exterior wall materials, window types, door and window trims, roofing materials, and roof pitch.
- d) The location of the Dwelling, Accessory with preference for its close proximity to the principal dwelling so as to appear as a related building.
- e) The use of a shared approach.
- f) The availability of outdoor yard space that is useful for the residents of the Dwelling, Accessory.
- g) The provision of landscaping or screening to provide privacy between the Dwelling, Accessory and adjacent properties and dwellings.
- h) Other such considerations as the Development Authority may deem to be relevant

#### 8.7.6 Existing Temporary Dwellings or Existing Dwelling, Manufactured to be utilized as a Dwelling, Accessory (as per 8.6.1 a):

- a) At the discretion of the Development Authority, an existing Temporary Dwelling or an existing Dwelling Manufactured (as per 8.6.1 a) may be issued a permit as a Dwelling, Accessory even though it does not meet all of the provisions of this bylaw but will be evaluated in consideration of the following:
  - i. The existing dwelling was onsite prior to the date of the adoption of the current Land Use Bylaw.
  - ii. There have been no complaints from adjacent residents regarding the existing dwelling
  - iii. The existing dwelling has been well maintained and repaired as required
  - iv. The Development Authority may require a Safety Codes Inspection of an existing dwelling if deemed necessary.

- The proposed application is a discretionary use listed within the Country Residential (CR) District.
- The proposed Dwelling, Accessory fits with the context of the area, which is primarily residential and agricultural in nature.

#### **Technical Review**

- The parcel is accessed via RR 255 and shares a driveway with the primary residence.
- Both residences will share the existing water well but will have their own septic tank and field.

## **Circulation Comments**

| AGENCY CIRCULATION                  |                                                  |
|-------------------------------------|--------------------------------------------------|
| Not Performed                       | No Concerns.                                     |
| 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**

Advise applicant of the decision.

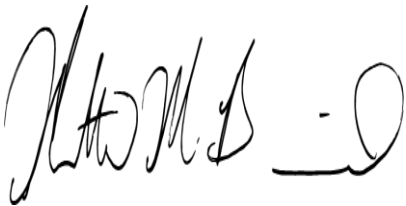
## Report Approval Details

|                      |                                          |
|----------------------|------------------------------------------|
| Document Title:      | DP 2020-065.docx                         |
| Attachments:         | - Appendices for Report DP 2020-065.docx |
| Final Approval Date: | Jun 24, 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 cursive and fluid.

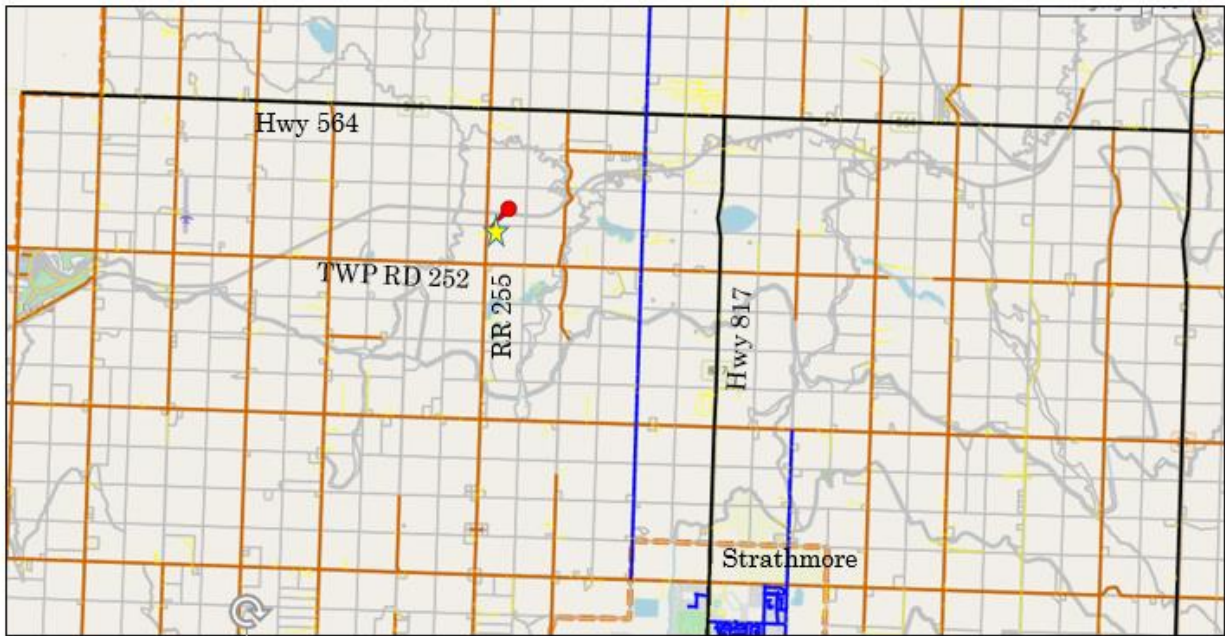
Sherry Baers

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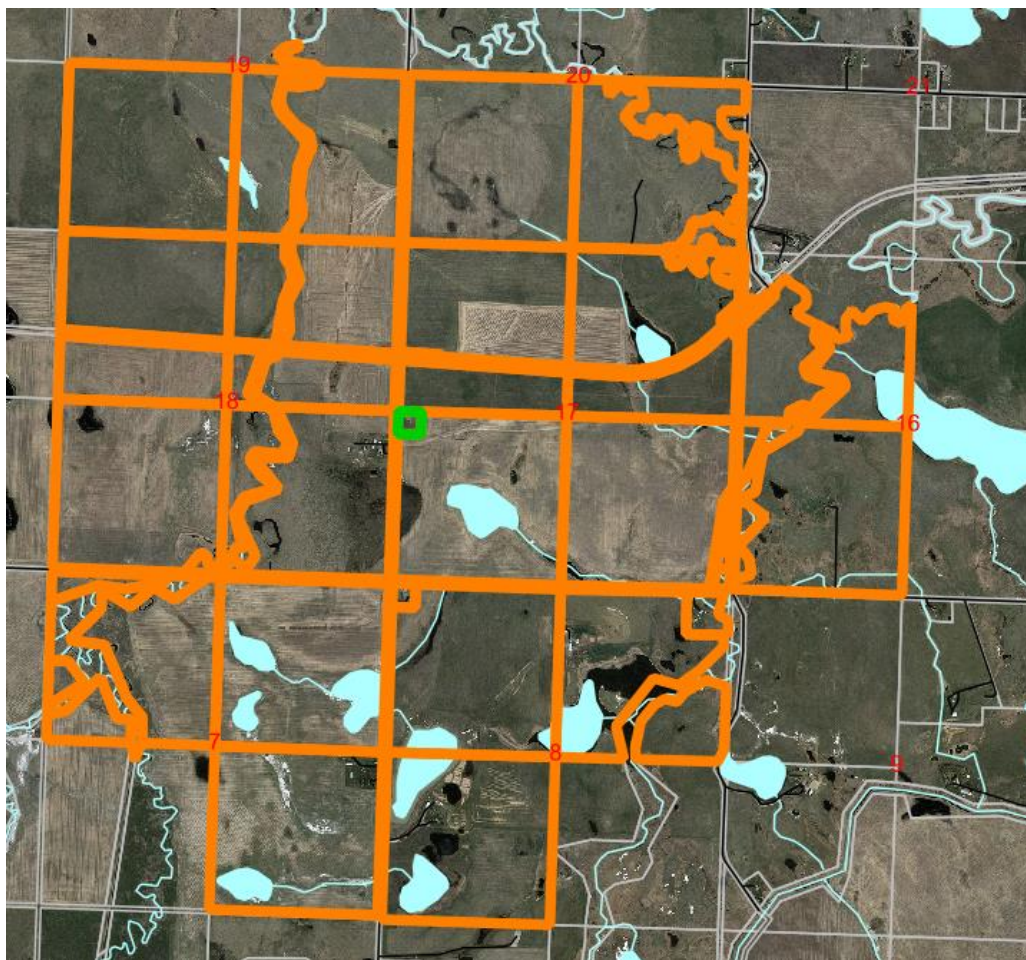
Matthew Boscarol



## Appendix A: Location Plan



## Appendix E: Circulation Area

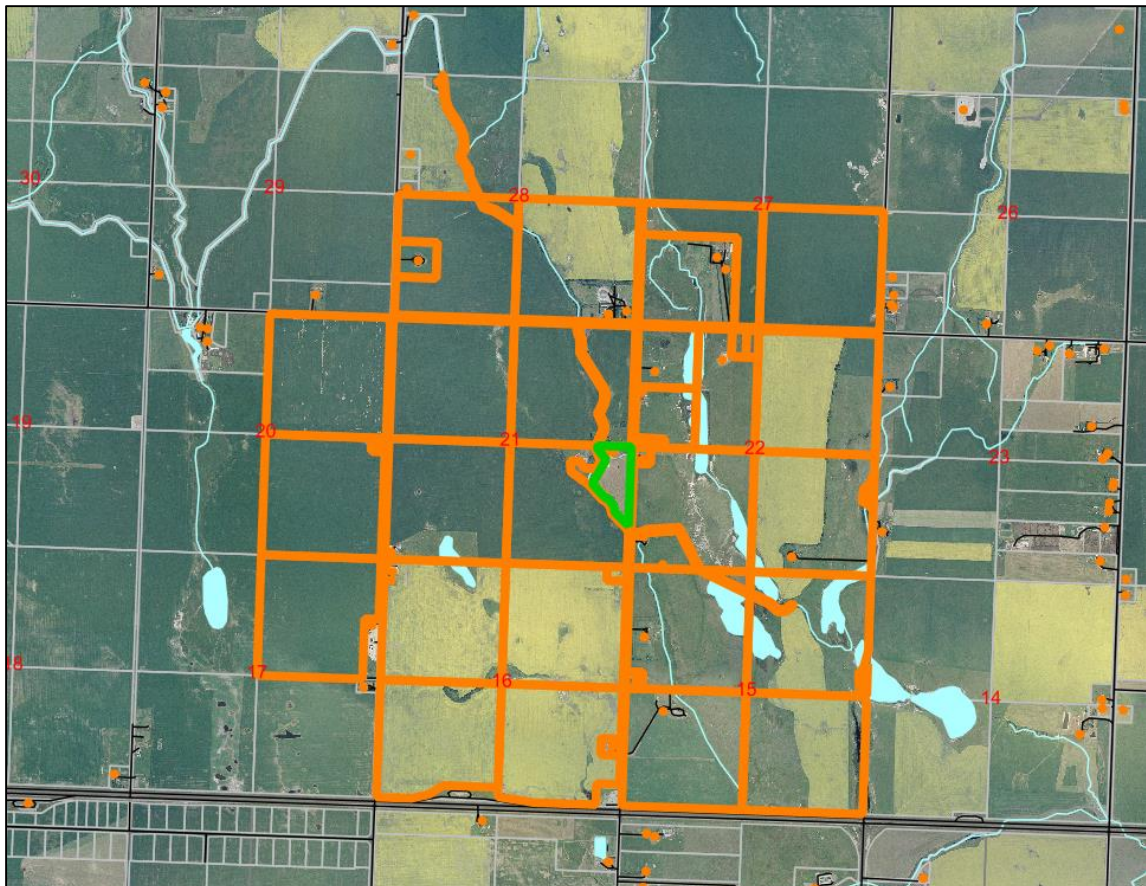




## Appendix B: Aerial Photos



## Appendix C: Site Plan





## Appendix F: Photos

### Proposed Dwelling, Accessory



### Dwelling, Primary



# Wheatland County

## Request for Decision

### Municipal Planning Commission

July 14, 2020

Report prepared by: Suzanne Hayes



### DP 2020-070

|                           |                                                      |                  |   |
|---------------------------|------------------------------------------------------|------------------|---|
| <b>File Number:</b>       | DP 2020-070                                          | <b>Division:</b> | 3 |
| <b>Proposal:</b>          | Home Based Business Type 3 (HBB3) Machining Services |                  |   |
| <b>Location:</b>          | 1 mile south of Hwy 22X and ½ mile west of Hwy 24    |                  |   |
| <b>Legal Description:</b> | Plan 091 0128, Block 1, Lot 3, NW-21-22-26-4         |                  |   |
| <b>Title Area:</b>        | 24.39 Acres                                          |                  |   |
| <b>Existing Land Use:</b> | Residential                                          |                  |   |
| <b>Proposed Parcels:</b>  | n/a                                                  |                  |   |

### Report

The proposal is to relocate a business from Calgary to Wheatland County that operates as a small, CNC (Computer Numerical Control) machine shop that is able to accommodate prototype to production runs, including high difficulty level parts with tight tolerances in various materials. Equipment used will be CNC turning centers, manual lathes and mills, hydraulic saws, precision measuring equipment and computer software. Raw materials used will include steel, copper, brass, and plastics.

The company does not have a product line of its own, other businesses contract them to bring designs and drawings to fruition. The company does not carry an inventory of created parts, and the materials and tooling for a job are purchased once a sales order is received so are not stockpiled onsite. All equipment, materials and operations will be enclosed in the existing shop. No noise, odor or other nuisances are expected. Business related equipment will include a ½ ton truck and a forklift.

Initially the employees will be the two owners who would reside on the parcel, with potential to employ two additional non-resident employees based on demand and business needs. Currently, the business visits are an average of 15 business related visits per week, with approximately 5 being customers and 10 from suppliers and vendors. Parking area for customers, employees, and the company truck is located at the front of the existing shop. Hours of operation will be Monday to Friday 8:00 AM to 5:00 PM year-round.

### Recommendation from Administration

THAT Municipal Planning Commission approve DP 2020-070 for a Home-Based Business Type 3 subject to the following conditions:

1. This Development Permit is issued solely for a Machining Service Business to Operate in an Existing Shop – Defined as a Home-Based Business Type 3.
2. No variances have been granted.
3. Development shall proceed according to Agricultural General (AG) 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. Any expansion or intensification of the business beyond the criteria of a Home-Based Business Type 3 may require re-application to an alternate use or relocation of the business to an area more appropriate for the use.
8. Applicant to provide documentation confirming all safety code requirements for a commercial building have been met.
9. Permit to be issued for a two (2) year term expiring on July 14, 2022.

## **Policy Analysis**

### **MUNICIPAL DEVELOPMENT PLAN (MDP):**

The proposed Home-Based Business Type 3 aligns with Section 3.7.1 and 3.7.3 of the MDP as it facilitates employment for residents within close proximity of their home, and is an economic development opportunity.

### **LAND USE BYLAW (LUB):**

The subject property has a land use designation of Agricultural General (AG) District.

### **Definition:**

**Home-Based Business, Type 3** means the secondary use of a dwelling and its accessory buildings by an occupant of the residential dwelling to conduct an activity that will generate daily business-related visits. *See Home-Based Business Section for more information.*

### **Home-Based Business:**

|                                     | <b>Home-Based<br/>Business<br/>Type 1<br/><i>Example: Home<br/>Office</i></b> | <b>Home-Based<br/>Business<br/>Type 2<br/><i>Example: Service-<br/>Oriented</i></b> | <b>Home-Based Business<br/>Type 3<br/><i>Example: Contractors</i></b> |
|-------------------------------------|-------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| Development Permit Required         | No                                                                            | Yes                                                                                 | Yes                                                                   |
| Site Plan Required                  | No                                                                            | No                                                                                  | Yes                                                                   |
| Landscaping / Screening Required    | No                                                                            | No                                                                                  | Yes                                                                   |
| Non-Resident Employees              | None                                                                          | Up to 2                                                                             | Up to 4                                                               |
| Commercial Vehicles and/or Trailers | 1 Business Related Vehicle Maximum                                            | Up to 2                                                                             | Up to four (4) Business Related Vehicles                              |
| Customer Traffic Generation         | Up to two (2) business related visits per day on average.                     | Up to five (5) business related visits per day on average.                          | At the discretion of the Development Authority                        |

|                                |      |                                                 |                                                                                         |
|--------------------------------|------|-------------------------------------------------|-----------------------------------------------------------------------------------------|
| Outside Storage                | None | None                                            | At the discretion of the Development Authority. Minimal outdoor storage may be allowed. |
| Accessory Building / Structure | None | None                                            | Maximum of 1                                                                            |
| Parking Stalls                 | None | One (1) per employee plus one (1) for customers | One (1) per two employees, one (1) per commercial vehicle, one (1) for customers        |

#### 8.13.1 General Regulations

- a) A Type 1 Home-Based Business does not need a Development Permit. However, a Type 2 & Type 3 Home-Based Business will need development permits.
- b) No more than one Type 2 or one Type 3 Home-Based Business is allowed on a parcel.
- c) The applicant must own the residence for which the permit has been issued.
- d) The term of a temporary development permit issued for a Home-Based Business shall be for two (2) years if the Home-Based Business is a Permitted Use on the parcel subject to the application.
- e) The term of a temporary development permit issued for a Home-Based Business Type 2 and 3 shall not exceed two (2) years if the Home-Based Business is a Discretionary Use.
- f) An approved Permitted or Discretionary use Development Permit may be re-issued by the Development Officer for a Home-Based Business for a two (2) year term if the following conditions have been met:
  - i. The Home-Based Business is applying for a renewal of its Development Permit prior to the expiry date;
  - ii. There has been no changes to the Home-Based Business from the previous application;
  - iii. There are no enforcement orders or complaints related to the Home-Based Business.
- g) If a previously approved Discretionary Use Development Permit does not fit all of the criteria listed in 8.12.1f, the Development Officer may refuse the renewal of the temporary Development Permit or refer it to the Municipal Planning Commission for a decision.

#### 8.13.2 Neighbouring Properties

- a) A Home-Based Business should not negatively affect neighbouring residences with lighting, noise, vibration, smoke, dust, odour, or other nuisances.
- b) A Home-Based Business should not negatively affect the livability or enjoyment of neighbouring properties.

#### 8.13.3 Signage

- a) See the Signage section for more details.



#### 8.13.4 Specific Regulations

##### a) Home-Based Business - Type 1

- i. The business activities have to occur inside the residential home.
- ii. The business should not change the external appearance of the residence, buildings or land.
- iii. Examples include, but are not limited to: bookkeeping, online sales, or graphic design.

##### b) Home-Based Business - Type 2

- i. The business activities have to occur inside the residential home.
- ii. The business should not change the external appearance of the residence, buildings or land.
- iii. Examples include, but are not limited to: a hairdresser, massage services, legal services or accounting.

##### c) Home-Based Business – Type 3

- i. The business can occur in both the residential home and accessory buildings such as a garage.
- ii. The business should not significantly change the external appearance of the residence, buildings or land to the point where the primary residential use is not apparent. A business that becomes the primary use of the site in appearance or use will not be permitted.
- iii. Examples include, but are not limited to: a small-scale landscaping company, trades, or a mechanical/welding services.
- iv. Some outdoor storage is allowed however a site plan would be required. Requirements for outdoor storage include the following:
  - The site plan will include the dimension of the storage area including the length, width and total area.
  - Should the outdoor storage exceed the total area provided by the applicant the permit would become void.
  - The applicant will be required to screen and fence any outdoor storage areas

## 9.1 Agricultural General District (AG)

| Permitted                           | Discretionary                   |
|-------------------------------------|---------------------------------|
| Accessory Building / Structure      | Abattoir                        |
| Agricultural Operation <sup>1</sup> | Agricultural Processing – Major |
| Agricultural Processing – Minor     | Bed and Breakfast               |
| Dwelling, Clustered Farm            | Composting Facility             |
| Dwelling, Manufactured              | Day Home                        |
| Dwelling, Modular                   | Dwelling, Accessory             |
| Dwelling, Moved On                  | Dwelling, Temporary             |
| Dwelling, Secondary Suite           | Equestrian Centre               |
| Dwelling, Single Detached           | Farm Gate Sales                 |
| Farm Building                       | Greenhouse, Public              |
| Greenhouse, Private                 | Home-Based Business, Type 2     |
| Shipping Container                  | Home-Based Business, Type 3     |

|                                                       |                                                   |
|-------------------------------------------------------|---------------------------------------------------|
| Signs not requiring a Development Permit <sup>1</sup> | Kennel                                            |
| Solar Panel, Ground Mount <sup>1</sup>                | Nursery                                           |
| Solar Panel, Structure Mount <sup>1</sup>             | Shooting Range, Minor                             |
| Stripping and Grading <sup>1</sup>                    | Signs requiring a Development Permit <sup>^</sup> |
| WECS (micro) <sup>1</sup>                             | Stockpile                                         |
| WECS (Category 1) <sup>1</sup>                        | Tower                                             |

### **Technical Review**

The parcel is accessed off Twp. Rd. 224.

The business will utilize the existing well and septic systems currently onsite.

### **Circulation Comments**

| AGENCY CIRCULATION                  |                                                  |
|-------------------------------------|--------------------------------------------------|
| Not Performed                       |                                                  |
| 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**

Notify Applicant of the Decision.

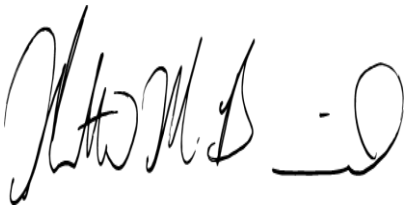
## Report Approval Details

|                      |                                          |
|----------------------|------------------------------------------|
| Document Title:      | DP 2020-070.docx                         |
| Attachments:         | - Appendices for Report DP 2020-070.docx |
| Final Approval Date: | Jun 25, 2020                             |

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

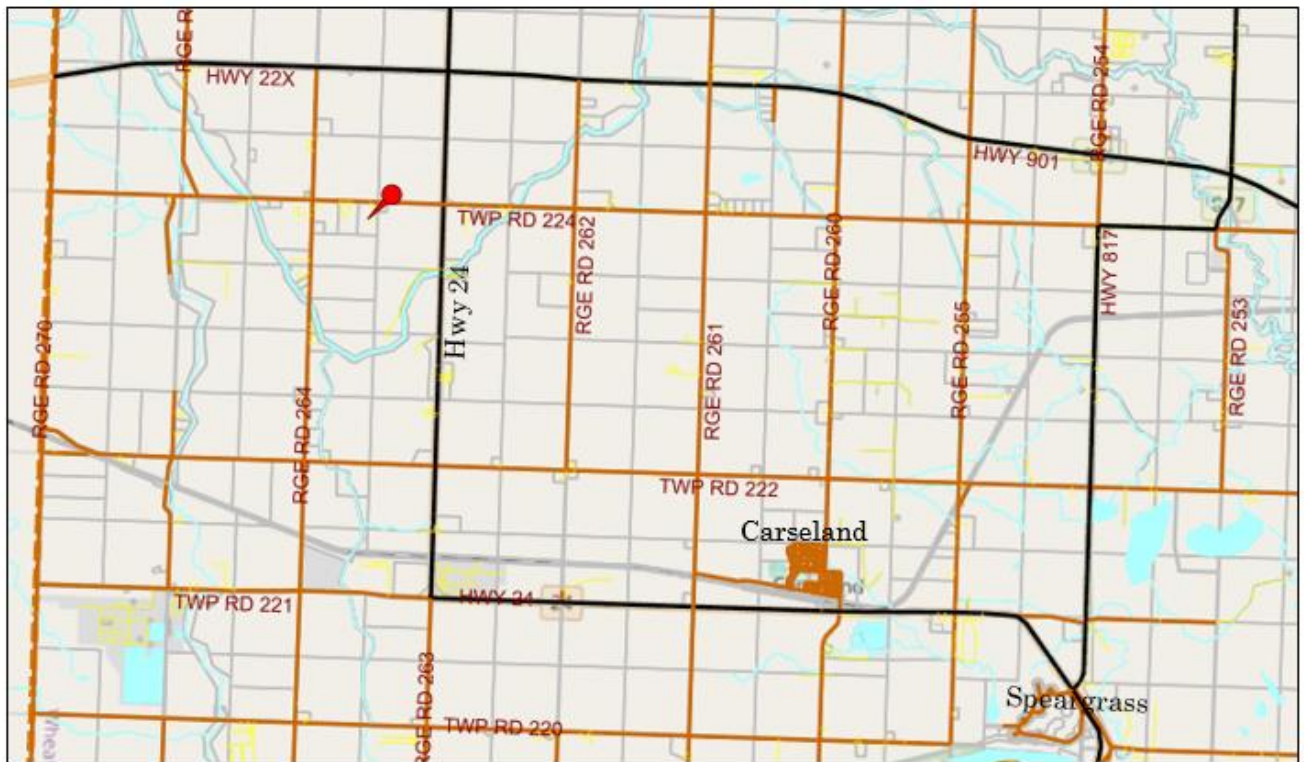
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Sherry Baers

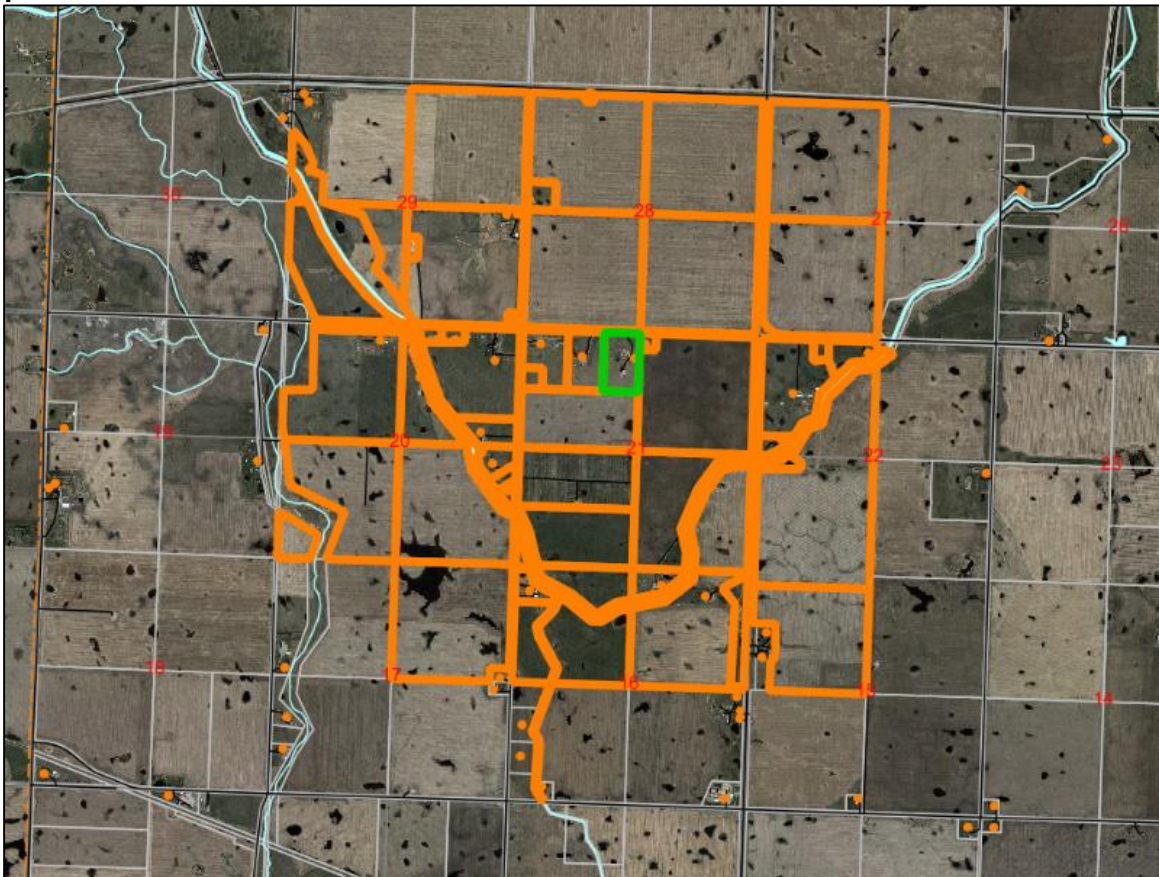
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Matthew Boscarol

## Appendix A: Location Plan



## Appendix B: Circulation Area

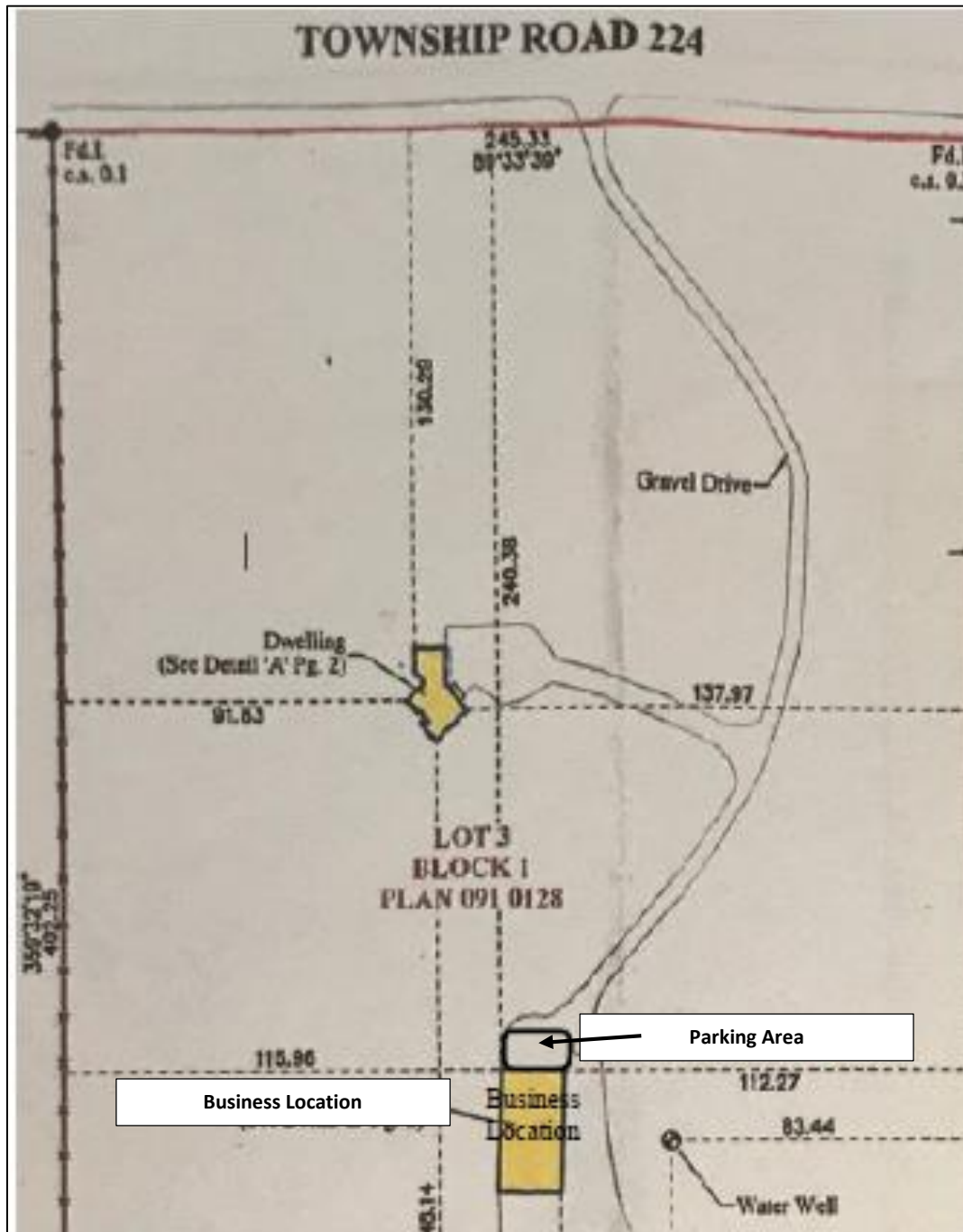




## Appendix C: Aerial Photos



## Appendix D: Site Plan



## Appendix E: Photos

### Proposed Signage for Existing Building



**Appendix F: Examples of Equipment Used**  
(from website of business in the current location):

## **NLX 3000 | 1250**



- The NLX 3000 | 1250 is a high-rigidity, high-precision CNC lathe with a distance between centers of 1,250 mm, handling various work pieces. The model is equipped with high turning capability supported by a robust bed, and superb milling performance with the matured BMT (Built-in-Motor Turret).
- The model demonstrates the outstanding performance in a variety of fields including the automotive industry seeking high productivity and the construction machinery industry requiring high rigidity.

## **NLX 2500/700 (x2)**



- Market leader in efficiency, longevity, and reliability in critical dimensions
- Highest accuracy due to thermosymmetrical structure
- Integrated drive motor for outstanding performance
- Integrated cooling system in the machine bed to control and improve thermal displacement
- Slideways on all axes



# Aircenter SM 10 Rotary Screw Compressor



## S20 III Band Saw



- Market leader in efficiency, longevity, and reliability in critical dimensions
- Highest accuracy due to thermosymmetrical structure
- Integrated drive motor for outstanding performance
- Integrated cooling system in the machine bed to control and improve thermal displacement
- Slideways on all axes

# Wheatland County

## Request for Decision

### Municipal Planning Commission

July 14, 2020

Report prepared by: Graham Allison



### SD2020-009

|                           |                                                                                          |                  |   |
|---------------------------|------------------------------------------------------------------------------------------|------------------|---|
| <b>File Number:</b>       | SD2020-009                                                                               | <b>Division:</b> | 4 |
| <b>Proposal:</b>          | To subdivide +/-3.00 acres within SW-11-24-26-W4M                                        |                  |   |
| <b>Location:</b>          | Adjacent to Highway 24 and approximately 1.0 km (0.6 mi) north of the Hamlet of Cheadle. |                  |   |
| <b>Legal Description:</b> | SW-11-24-26-W4M                                                                          |                  |   |
| <b>Title Area:</b>        | 38.06 Ac.                                                                                |                  |   |
| <b>Existing Land Use:</b> | Industrial General (IG) District                                                         |                  |   |
| <b>Proposed Parcels:</b>  | 1 new parcel                                                                             |                  |   |

### Report

The purpose of this application is to subdivide +/- 3.00 acres within SW-11-24-26-W4M. The parcel was redesignated from Agricultural General (AG) District to Industrial General (IG) District on March 24, 2020. The proposed parcel contains a stair construction business that has been in business since 2005 and has received no complaints. The proposed parcel contains three existing shop buildings and is serviced by a private well and private septic disposal system. The remainder parcel contains a dwelling that is serviced by a well and private septic disposal system. Both parcels will be accessed by a shared approach.

### Recommendation from Administration

THAT the Municipal Planning Commission approve subdivision application SD2020-009 subject to the following conditions:

- 1) Subdivision to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding taxes up to and including the year in which the subdivision is to be registered shall be paid to the municipality.
- 3) Existing approach to be inspected and or reconstructed to accommodate a joint access with the proposed parcel and the remainder parcel. Any improvements are to be done in adherence to the County's road standards and approved by the Public Works Department, at the Owners expense.
- 4) That the 10% municipal reserve requirement, pursuant to Section 666 of the *Municipal Government Act* be provided by payment of cash-in-lieu in accordance with the per acre value of \$6,885 as stated in the appraisal prepared by I. Weleschuk (2020/05/11) on the entire parcel totaling +/-3.00 acres. The amount of cash-in-lieu of Municipal reserve owing to Wheatland County will be approximately \$2,066. The exact amount will be determined based on the final plan of survey.
- 5) The Owner is to enter into a *Deferred Services Agreement* for water and wastewater with Wheatland County which shall be registered by caveat concurrently with the final plan against the title(s) being created.

## **Policy Analysis**

### **Calgary Metropolitan Regional Plan (CMRB)**

The proposed subdivision is within the Calgary Metropolitan Regional Board plan area, however as it is not amending a statutory document, circulation to the Board was not required.

### **South Saskatchewan Regional Plan (SSRP)**

The proposed parcel has housed a stair construction business since 2005, so this subdivision would align with the existing uses on site without reducing or fragmenting the agricultural land base. This subdivision is therefore in alignment with Section 5 of the SSRP which covers the efficient use of land. This subdivision is also in alignment in Section 8 of the SSRP that covers community development and aims to stimulate local employment opportunities while providing an appropriate mix of agricultural, residential, commercial, and industrial uses.

### **Regional Growth Management Strategy (RGMS)**

The RGMS discourages the conversion and fragmentation of large agricultural parcels while avoiding conflicts between uses. The proposed parcel has been used for a private construction business since 2005. The subject site is within the West Highway 1 Area Structure Plan (WH1ASP) plan area, The RGMS also encourages economic development within strategic areas such as the West Highway 1 industrial corridor, so this subdivision is in alignment with the strategic goals of the RGMS.

### **Municipal Development Plan (MDP)**

Discouraging the conversion of cultivated lands and minimizing residential encroachment onto agricultural lands. This subdivision does not encroach onto agricultural land since the uses in the proposed subdivision already exist on site. Section 3.7 of the MDP also advocates for industrial development to be concentrated within the West Highway 1 Area Structure Plan (WH1ASP).

### **West Highway 1 Area Structure Plan (WH1ASP)**

The purpose of the WH1ASP is to accommodate development opportunities in Wheatland County for light to medium industrial uses and to allow for the continuation of existing land uses. The ASP specifically encourages the concentration of uses identified in the Industrial General (I-G) District. This subdivision is to bring an existing industrial use into better alignment with the Land Use Bylaw by creating a new industrial parcel within the WH1ASP.

### **Land Use Bylaw (LUB)**

The existing developments on site generally align with the rules and regulations of the Industrial General (I-G) district of the Land Use Bylaw. Stair construction aligns with the definition of Contractor Services, which are listed as a permitted use.

## **Technical Review**

### **Access:**

The proposed parcel and remainder parcel can be accessed by a joint approach off a service road connected to Highway 24.

### **Water Servicing:**

Both the remainder parcel and the proposed parcel are serviced by existing private wells.

### **Sanitary Servicing:**

Both parcels are serviced by a private septic disposal system.

**Municipal Reserve:**

As per the *Municipal Government Act*, Municipal Reserve will be required on this subdivision. An appraisal prepared by I. Weleschuk (2020/05/11) determined the per acre value of this parcel is \$6,885 on the entire parcel totaling +/-3.00 acres. The amount of cash-in-lieu of Municipal reserve owing to Wheatland County will be approximately \$2,066. The exact amount will be determined based on the final plan of survey.

**Circulation Comments**

The proposal was circulated to all landowners within 1.0 mile of the subject lands. No letters were received in support or objection to the application at the time this report was prepared.

| EXTERNAL AGENCIES                 | COMMENTS              |
|-----------------------------------|-----------------------|
| AB Community Development          | No comments received. |
| AB Culture                        | No comments received. |
| AB Energy Regulator               | No comments received. |
| AB Environment & Parks            | No comments received. |
| AB Health Services                | No comments received. |
| AB Transportation                 | No comments received. |
| ATCO Electric                     | No comments received. |
| ATCO Gas                          | No objections.        |
| ATCO Pipelines                    | No objections.        |
| AB Utilities Commission           | No comments received. |
| Canada Post                       | No comments received. |
| Encana Corporation                | No comments received. |
| Fortis Alberta                    | No comments received. |
| Golden Hills School Division      | No comments received. |
| Redeemer Catholic School Division | No comments received. |
| Telus                             | No comments received. |
| Western Irrigation District       | No objections.        |
| INTERNAL DEPARTMENTS              |                       |
| Agricultural Services             | No concerns.          |
| Emergency Services                | No concerns.          |
| Development Services              | No concerns.          |
| Protective Services               | No concerns.          |



|                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Transportation & Infrastructure Services | The above noted subdivision proposal does not meet Section 14 of the regulation. Since there is an existing service road acceptable to the Minister, Section 15 has been met. The department anticipates minimal impact on the highway from this proposal. Additionally, there is sufficient local public service road access to the subdivision and adjacent lands. Therefore, Pursuant to Section 16 of the Regulation, the department grants approval for the subdivision authority to grant a variance of Section 14 of the Regulation should they choose to do so. |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### **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**

Staff will notify the applicant that the subdivision has been approved.

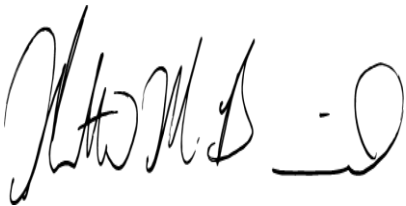
## Report Approval Details

|                      |                            |
|----------------------|----------------------------|
| Document Title:      | SD2020-009 Dersch.docx     |
| Attachments:         | - Attachment A - Maps.docx |
| Final Approval Date: | Jul 6, 2020                |

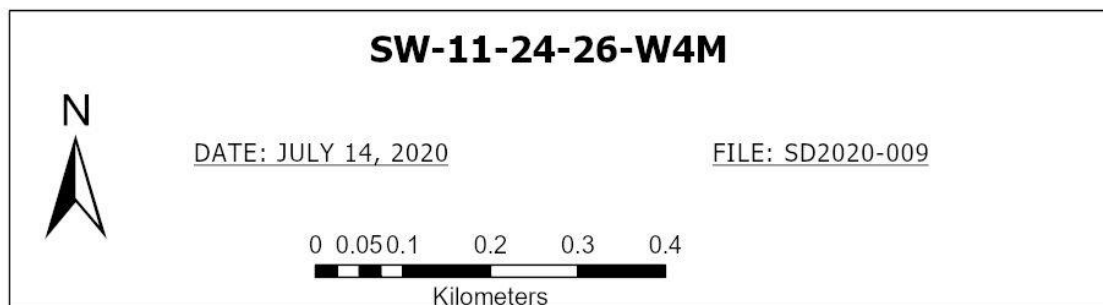
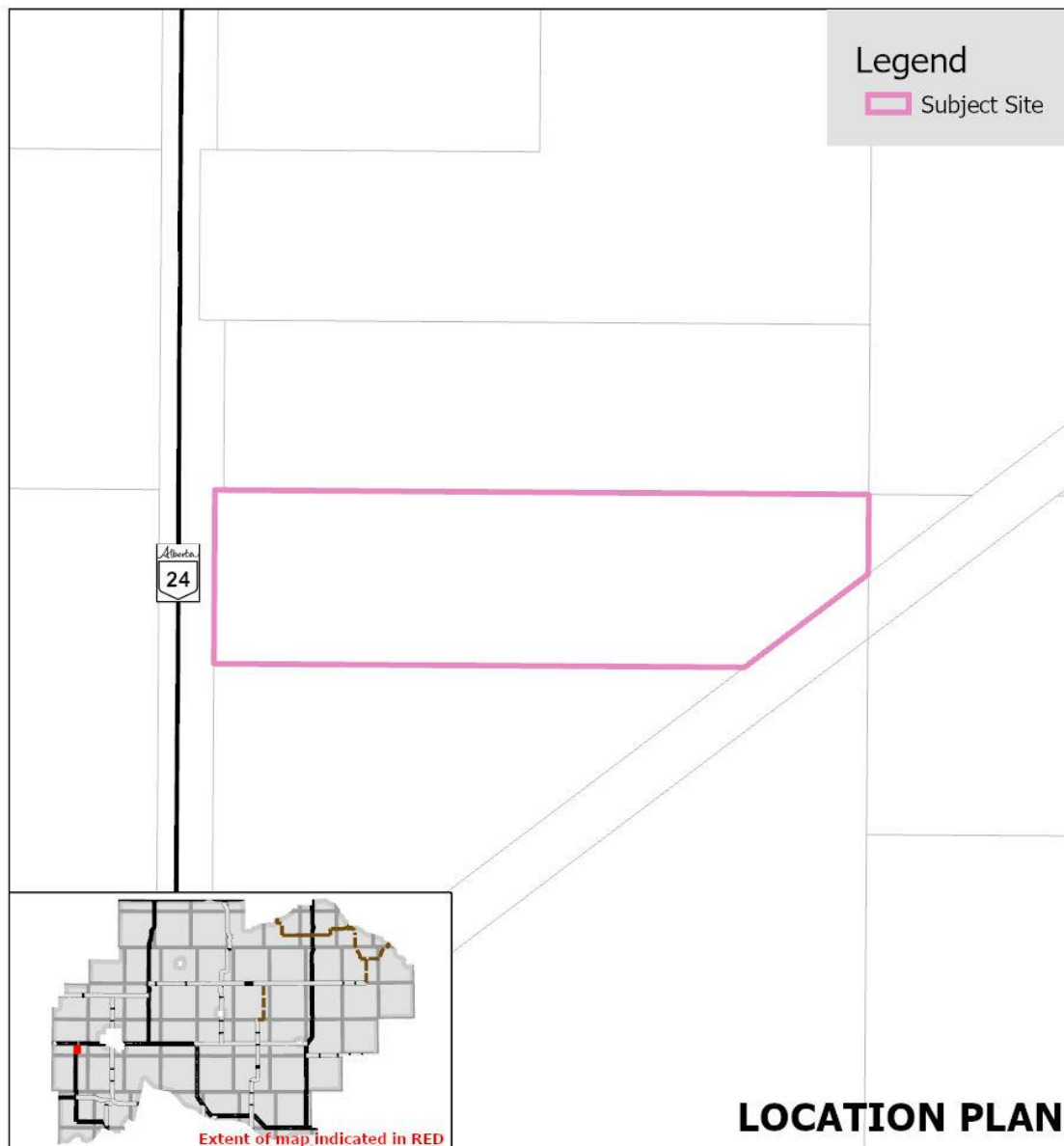
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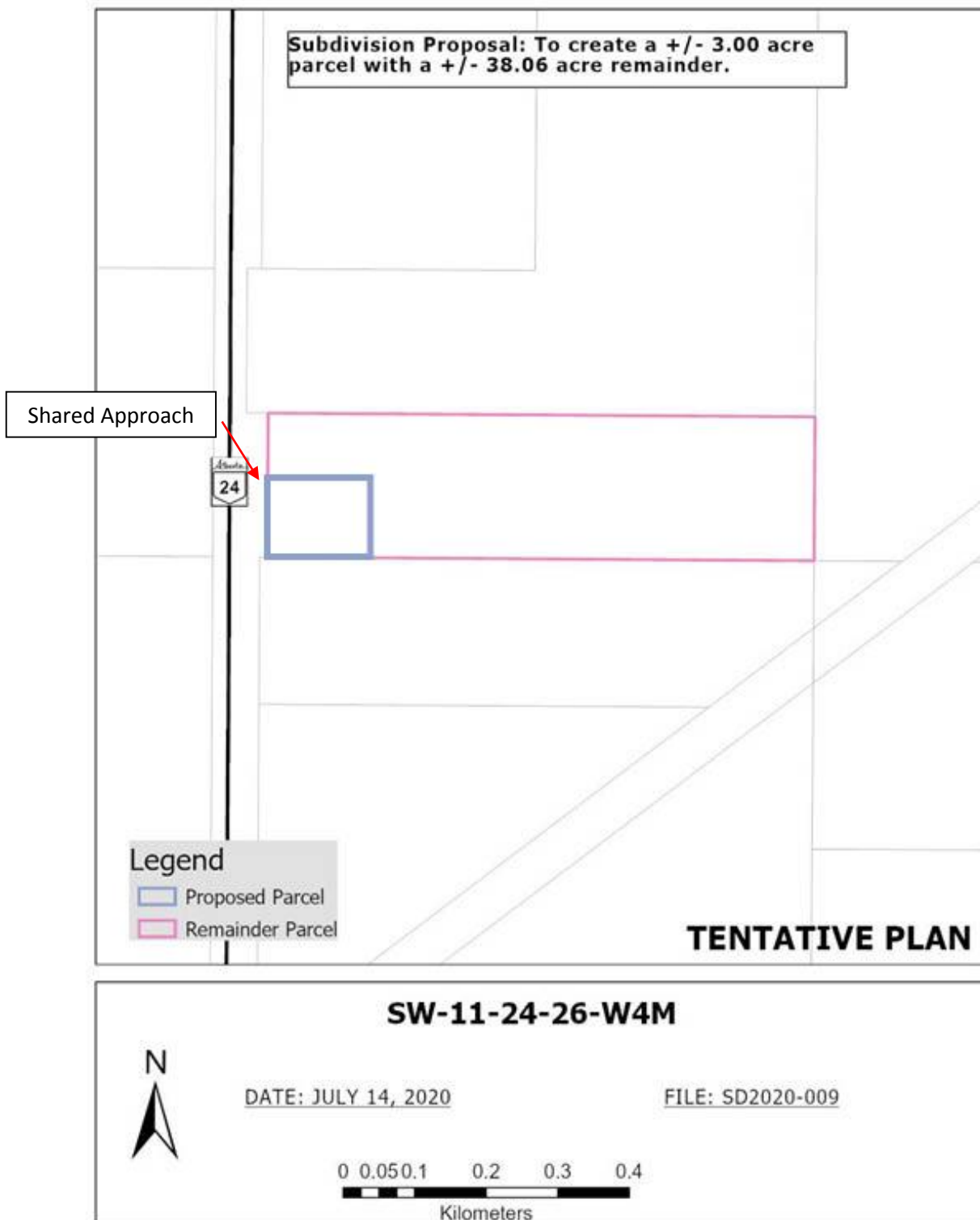
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Sherry Baers

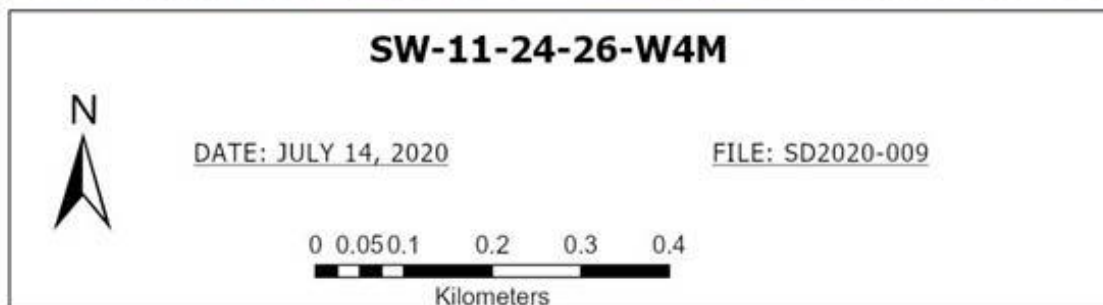
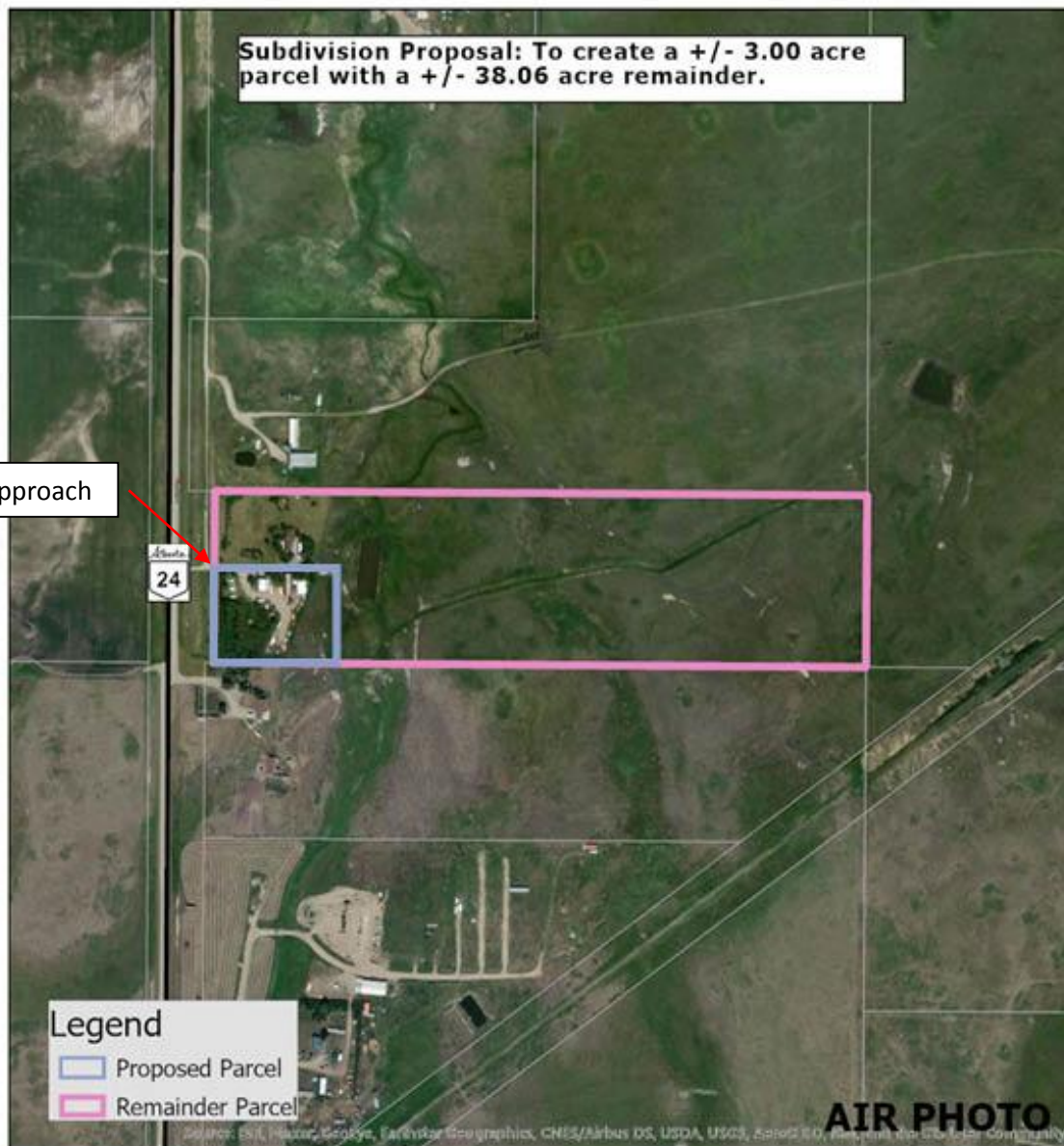
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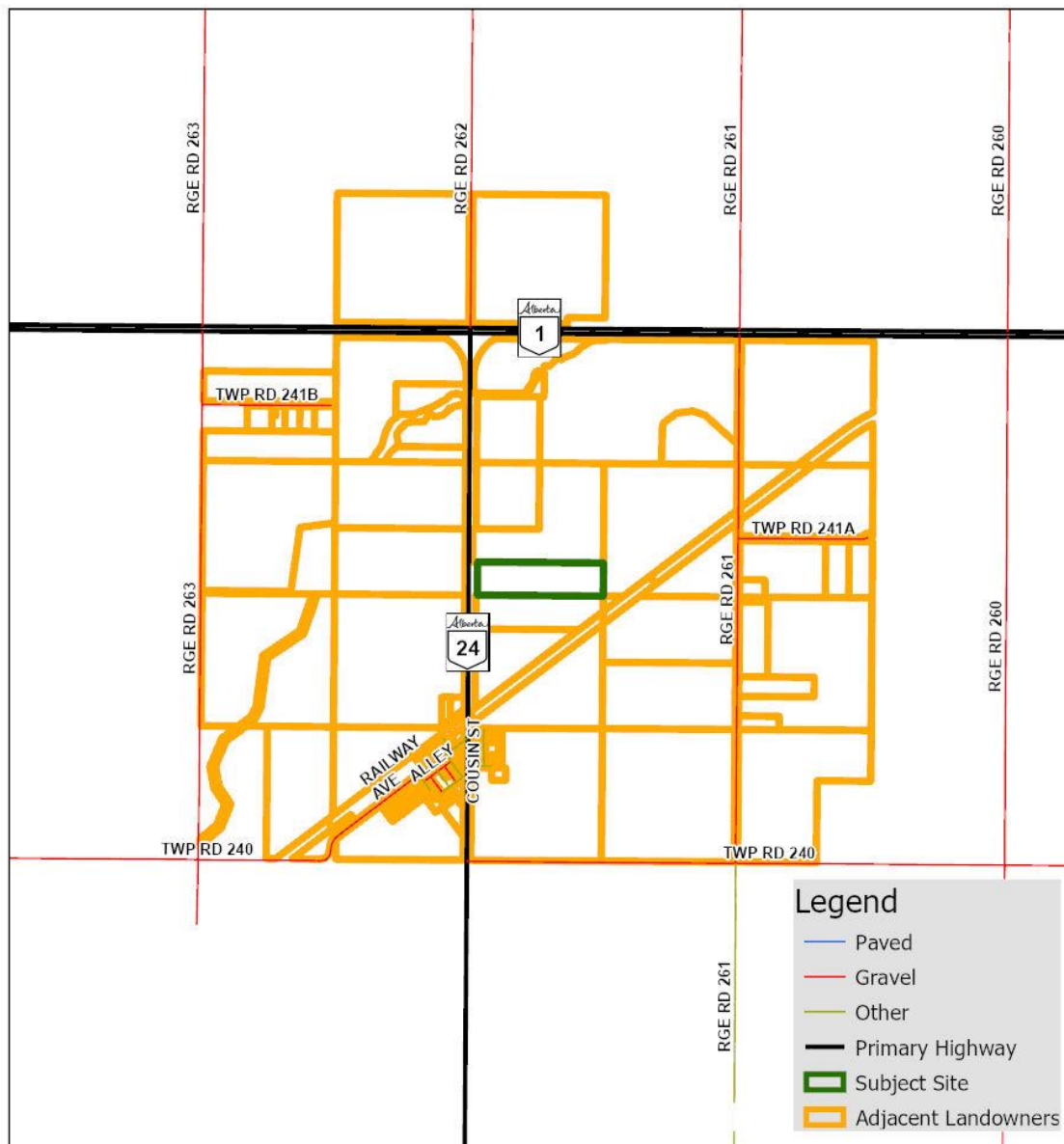
Matthew Boscarol











## SW-11-24-26-W4M



DATE: JULY 14, 2020

FILE: SD2020-009

