



WHEATLAND COUNTY

Where There's Room to Grow



Comment Summary

Date: July 7, 2020

Application: LU2020-20, Agricultural General to Industrial General Redesignation

Staff circulated internally, external agencies and landowners within 1 mile of the parcel. The following comments were received from internal departments and external agencies. No comments from adjacent landowners were received.

EXTERNAL AGENCIES	COMMENTS
AB Health Services	No comments
AB Community and Development	No comments
AB Environment and Parks	No comments
AB Culture and Tourism	No comments
AB Transportation	<ol style="list-style-type: none">1. A Traffic Impact Assessment shall be prepared by a qualified transportation professional, and reviewed by Alberta Transportation. The TIA must provide information regarding the traffic that could be generated by the proposed development, and will identify any necessary upgrades to the affected Highway intersection(s).2. Upgrades required to accommodate traffic from the proposed subdivision/subsequent anticipated development are to be completed at no cost to Alberta Transportation as a condition of subdivision approval. <p>A traffic impact assessment will be required at the next stage of development for this parcel (Area Concept Plan or Subdivision).</p>
Canada Pacific Rail	No concerns
Fortis	No concerns or requirements
WID	No objections
INTERNAL DEPARTMENTS	

Agriculture and Environment	<p>The wetland present on the parcel has already been considered, so we have no further comments.</p> <p>When a subdivision application is submitted that potentially impacts the wetland on the northern portion of the parcel, a Wetland Assessment and Impact Report will be required.</p>
Economic Development	No concerns
Public Works	No concerns
Planning & Development	<p>I have no issue with the redesignation to IG or a proposed subdivision of the lots into 10 acre parcels as the location is within the WH1ASP which is meant to accommodate Industrial uses.</p> <p>If the application proceeds under our current Land Use Bylaw regulations for a Cannabis Production Facility, the location of it may not meet the setbacks to a residence or to a parcel not zoned IG as there is one directly adjacent to the proposed parcels on the west side.</p> <p>The initial application was for four 10 acre parcels with a cannabis production facility on one of these parcels. The applicant has since expressed that a decision will be made on the next steps once redesignation has been achieved.</p>