



WHEATLAND COUNTY

Where There's Room to Grow

Request for Decision

December 3, 2019

Resolution No. _____

Date Prepared November 20, 2019

Subject

Decision-making topic title

Bylaw 2019-25 – Second and Third Reading to redesignate +/- 128.74 acres of Plan 081 3350, Block 1, Lot 1 from Agricultural General (AG) District to Industrial General (IG) District.

Location: 110 metres east of Highway 901 and 355 metres south of Highway 1, 2.75 kilometres east of Gleichen.

Recommendation

Clear resolution answering – what/who/how/when

THAT Council grant Second and Third Reading of Bylaw 2019-25, this being a bylaw for the purpose of amending the Land Use Bylaw 2016-01 to redesignate +/- 128.74 acres within Plan 081 3350, Block 1, Lot 1 from Agricultural General (AG) District to Industrial General (IG) District as shown on the attached Schedule 'A'.

GM Comments

Any additional comments regarding the reason for the recommendation

RECOMMENDATION

Report/Document:

Attached

☒

Available

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None

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Key Issue(s) / Concepts Defined

Define the topic, reference background material and state question to be answered

Staff was directed to investigate and locate County-owned parcels that could be pre-zoned to Industrial General as part of a pilot project to increase industrial activity in appropriate areas of the County that do not detract from areas already identified in approved area structure plans. The purpose of pre-zoning certain parcels is to attract and accommodate industrial growth by removing perceived barriers such as processing timelines for approvals.

The following criteria was used for selecting parcels for this project:

- parcel size – over 80 acres; and
- location or proximity to a highway or rail line (within 1 mile).

Based on the criteria above, three sites (see attached maps) were initially selected for Council's consideration; however, after further research and analysis two sites were removed from consideration. Site #1 contains a gravel pit that is planned for future expansion, and Site #2 contains a reclaimed gravel pit that has not been issued a reclamation certificate from the Province yet; therefore, both sites were removed from consideration.

This leaves only Site #3, Plan 0813350, Block 1, Lot 1 for Council's consideration. This site is adjacent to the Gleichen sewage lagoon and is used for effluent discharge. There are strict regulations from the provincial government regarding municipal wastewater that includes soil conditions, drainage, and crops permitted to grow on the site.

Key Considerations for Site #3 Selection

Site #3 is +/-128.74 acres and receives the effluent discharge from the Gleichen lagoons via a pivot irrigation system. Staff has reviewed the suitability of this site for future industrial development and has determined that it meets the objectives and criteria for pre-zoning industrial sites to increase industrial activity in the County. However, the following items will need to be addressed should industrial development proceed on this site:

- The entire 128.74-acre parcel is required to safely and effectively dispose Gleichen's effluent. Therefore, the County will need to explore alternative sites for discharging the lagoons.
 - An alternative discharge site will require Alberta Environment and Parks (AEP) approval.
- The parcel is currently leased for agricultural operations; the lease expires October 14, 2023.
 - The Tenant is able to continue his agricultural pursuits as the pre-zoning will not change his lease agreement.

No studies were obtained for this parcel. Typically, Staff would request a groundwater assessment and a Private Sewage Disposal System (PSDS) report with a redesignation application, as the intent is for this parcel to be fully serviced with water and wastewater, these reports were deemed unnecessary.

Council granted first reading to redesignate this parcel on October 15, 2019.

The pilot project generally aligns with the South Saskatchewan Regional Plan, Regional Growth Management Strategy, and Municipal Development Plan. Though it would be converting agricultural land, the land can still be used for agricultural purposes until a developer submits a proposal. It aligns with the economic policies of these documents, and any proposals would need to ensure they align with the biodiversity and ecosystem function policies.

Staff received several comments from internal departments regarding the proposed redesignation site. Concerns were raised regarding the existing lease for agricultural operations, and the impact development would have on the effluent discharge.

Staff has not received any written comments from adjacent landowners, nor Siksika. Staff received several calls requesting more information and clarification on the pilot project.

Relevant Policy / Practices / Legislation

Strategic Relevance

SSRP Implementation Plan: Economy, Biodiversity and Ecosystems, Agriculture
RGMS 4.3
MDP Policies 3.1, 3.7
Land Use Bylaw 2016-01

Response Options and Desired Outcome(s)

- Option #1: THAT Second and Third reading of Bylaw 2019-25 be granted
- Motion #1 THAT Bylaw 2019-25 be given second reading.
- Motion #2 THAT Bylaw 2019-25 be given third reading.
- Option #2: THAT Bylaw 2019-25 be refused.

Motion #1 THAT first reading of Bylaw 2019-25 be rescinded.

Option #3 THAT Council approve an alternate recommendation.

Staff is recommending Option #1 – Approval for the following reasons:

- The proposed redesignation aligns with the SSRP, RGMS and MDP.
- Finding an alternate effluent discharge site can be addressed when staff receives a development proposal.
- This site meets the proximity to a primary highway and rail line criteria established for the pilot project.

IMPLICATIONS OF RECOMMENDATION

General

If Bylaw 2019-25 is given Second and Third Reading, the parcel will be redesignated to Industrial General. The lease holder could continue to operate on the parcel. If staff receives a development proposal, they will need to investigate moving the effluent site.

Organizational

N/A

Financial

If a development proposal is received, and approved, the cost of moving the effluent site would apply.

Environmental, Staff and Public Safety

N/A

Follow-up Action / Communications

N/A

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