



PLANNING REPORT
2nd & 3rd Reading – COUNCIL
December 3rd, 2019

BYLAW #: 2019-25	File No: LU2019-08
LEGAL DESCRIPTION: Plan 0813350, Block 1, Lot 1	TITLED AREA: 128.74 acres
EXISTING LAND USE DISTRICT: Agricultural General (AG) District	PROPOSED LAND USE DISTRICT: Industrial General (IG) District
The purpose of this application is to initiate a pilot project that aims to increase industrial activity in appropriate areas of the County.	

LOCATION:

Plan 0813350, Block 1, Lot 1 is 350m south of Highway 1, and adjacent to a rail line. Currently, the parcel does not have direct access to a public road, the closest road being Highway 901.

BACKGROUND INFORMATION:

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.

POLICY ANALYSIS:

Interim Regional Evaluation Framework (IREF):

The proposed parcel is outside of the Calgary Metropolitan Region area and as such does not need to go to the Board for review.

South Saskatchewan Regional Plan (SSRP):

The proposal generally aligns with the SSRP. Under the Economy implementation section, the SSRP speaks to broadening Alberta's economic base and inspiring entrepreneurs to innovate, commercialize and expand business across the province. This application aligns with these policies.

It does conflict with the SSRP's direction to reduce the conversion of agricultural land; the proposed parcel is currently leased to an agricultural producer. The lease agreement will allow the agricultural operations to continue on this land until the agreement expires on October 14, 2023. The SSRP also recognizes that value-added production and agricultural supporting activities all contribute to the diversification of the overall agricultural economy.

The SSRP speaks to sustaining biodiversity and ecosystem function with shared stewardship, that watersheds be managed, and that air quality be maintained. When a development is proposed, the application would need to align with the MDP and LUB, which speak to sustaining biodiversity and ecosystem function.

Regional Growth Management Strategy Plan (RGMS):

The proposal generally aligns with the RGMS. The RGMS speaks against fragmenting and removing agricultural land; however, it does align with reducing conflict between land uses. The permitted types of development on this parcel are restricted due to its proximity to the sewage lagoon and its current use. Though the proposed redesignation is outside of the approved industrial area structure plans, the proposal still aligns with the RGMS's economic development goals of providing properly located industrial land within the County.

Municipal Development Plan (MDP):

The proposal generally aligns with the MDP. This statutory plan also speaks against fragmenting and removing agricultural land, but also encourages expanding and diversifying Wheatland's industrial base. Other policies include considering transportation access as a major component of applications, and that applications need to prove they won't cause any significant adverse impacts on the natural environment.

As this application is to pre-zone a parcel to prepare for an industrial development, knowing what the impacts are on the natural environment will have to be determined during the development permit stage.

Land Use Bylaw:

Agricultural operations are still a permitted use in the Industrial General (IG) District, and so the current operations would not need to be stopped. The majority of the uses within the IG District are permitted near a sewage lagoon. As per the *Subdivision and Development Regulations*, schools, hospitals, food establishment, and residential uses are not permitted within 300 metres of the working area of a sewage

lagoon, and any future development will need to ensure it respects this setback. The below uses are the permitted and discretionary uses within the IG District.

Permitted	Discretionary
Accessory Building / Structure	Agricultural Processing - Major
Agricultural Operation	Auction Mart
Agricultural Processing - Minor	Automotive and Equipment Services
Agricultural Support Services	Composting Facility
Cannabis Production Facilities (Only considered within the WH1ASP)	Dwelling, Employee
Commercial Storage	Industrial, Medium
Contractor Service	Mechanical Repair Shop
Essential Public Service	Signs requiring a Development Permit^
Food and Beverage Production	Tower
Greenhouse, Public	Warehouse Sales
Industrial, Light	Work Camp
Office	
Outdoor Storage	
Recreational Vehicle Storage	
Service Station	
Shipping Container	
Signs not requiring a Development Permit ¹	
Solar Panel, Ground Mount ¹	
Solar Panel, Structure Mount ¹	
Stripping and Grading ¹	
Stockpile	
Veterinary Clinic	
Warehouse Storage	
WECS (Category 1) ¹	
WECS (micro) ¹	

CIRCULATION COMMENTS:

Staff, at the time of writing this report, did not receive any written comments from adjacent landowners. There were several phone call inquiries regarding the purpose behind the pilot project which staff answered.

EXTERNAL AGENCIES	COMMENTS
AB Community Development	In reviewing these proposed industrial sites, it appears that Location 1 and 3, show evidence of wetlands or waterbodies, that may be crown claimable under section 3 of the <i>Public Lands Act</i> . A determination can only be made by an Alberta land surveyor, with the possible assistance of the waterbodies unit in Provincial approvals section, Edmonton. These possible wetlands should be carefully considered in connection with the Provincial wetland policy, prior to the county making future plans for these two parcels.

	<p>Location 2 shows a faint feature on our aerial photos, that could indicate a presence of a lower level wetland, field verification may be a good idea.</p> <p>Location 3 is the site Council has granted first reading on. Development proposals will need to identify any possible wetlands on this parcel.</p>
AB Culture and Tourism	<p>We have reviewed the captioned Redesignation Application and determined that we have no Historic Resources concerns with the NE 8-22-21-W4M. However, the SE 28-26-18-W4M has an HRV value of 4A, 5a and 5p. While we have no objection to the redesignation proposal, for any subsequent subdivision applications in the SE 28-26-18-W4M, the applicant must obtain <i>Historical Resources Act</i> approval prior to proceeding with any land surface disturbance associated with development by submitting a Historic Resources Application through Alberta Culture, Multiculturalism and Status of Women's Online Permitting and Clearance (OPaC) system.</p> <p>Staff inquired into whether there were historic resource concerns with Location 3 (effluent discharge parcel). AB Culture and Tourism confirmed there were no requirements for the NW/SW 9-22-22-W4M.</p>
AB Transportation	<p>Future subdivision must meet the requirements of Sections 14 and 15 of the Subdivision and Development Regulation, due to the proximity of provincial highways. Future development activity must meet the requirements of the Highways Development and Protection Regulation.</p> <p>Alberta Transportation has concerns about operational and safety impacts to the highway, should this application be approved. To mitigate these concerns, future subdivision and/or development at these locations will need to address the following:</p> <ol style="list-style-type: none"> 1. Access shall be located from the lower classification roadway wherever possible. This may include a requirement for dedication and construction of a parallel service road to a suitable County standard, and be open to the public. 2. A Traffic Impact Assessment (TIA) 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 Highway intersection. 3. Any development within the highway right-of-way or within 300 metres beyond the limit of a controlled highway or within 800 metres from the center point of an intersection of the highway and another highway would require a permit from Alberta Transportation. This requirement is outlined in the Highways Development and Protection Regulation, being Alberta Regulation 326/2009. The subject property is within the noted control lines and, as such, any development would require the said permit. To ensure that any future highway expansion plans are not unduly compromised, minimum setbacks would be identified and stipulated as a condition of approval such that an adequate buffer would be maintained alongside the highway and any

	<p>other highway related issues could be appropriately addressed. The applicant could contact the department through the undersigned in this regard.</p> <p>4. Peripheral lighting (yard lights/area lighting) that may be considered a distraction to the motoring public or deemed to create a traffic hazard will not be permitted.</p> <p>5. Other matters that may arise once specific subdivision and/or development proposals have been made.</p> <p>If a development proposal is submitted for this parcel, staff would relay these requirements to the applicant.</p>
AHS	No comment
ATCO Electric	No comment
ATCO Gas	No objections
ATCO Pipelines	No comment
Cenovus	No comment
CNR	No comment
CPR	No comment
Encana	<p>Assets no longer belong to Encana.</p> <p>Listed purchasers were included in circulation.</p>
Fortis	No concerns; not all locations in service area
Lynx Energy	No comment
Rosebud Gas Co-Op	No objection; not all locations in service area. Gas supply would depend on the capacity required by the user
Siksika Nation	No comment
Torxen	No comment
WID	No objections
Wilson's Service Gleichen (1978 Ltd)	No comment
INTERNAL DEPARTMENTS	
Public Works/Transportation	0813350 1 1 is the pivot for the Gleichen effluent lagoon, and is leased as ag lands to the adjacent agricultural producer.

	<p>In regards the site at Gleichen, I'm attaching a document published by the provincial government speaking to municipal wastewater, which contains information regarding effluent irrigation design and related information.</p> <p>Approvals for effluent pivot sites must take into consideration details about the site (shape, soil conditions, area), and I expect this site would have those details somewhere in the Public Works records.</p> <p>It might be prudent prior to considering the site for development to look at an application from Wheatland County to the Province to revise the current pivot area to determine if that is feasible.</p> <p>I do not know if the pivot site is reduced in size if that has any impact on the hamlet development/size for the current and future contribution area/population. Those are simply questions that came to mind.</p> <p>Staff has contacted AEP and asked preliminary questions regarding decreasing the area for the effluent discharge site.</p> <p>NE-8-22-21-W4, +/-152.18 acres: Please note that this is an active gravel pit with an active registration with Alberta Environment, we have at least 15 years of mining. We will be stripping a new area next year and crushing 80,000 tonnes.</p> <p>SE-28-26-18-W4, +/-80 acres: This is an old gravel pit, we are currently working in obtaining a reclamation certificate from Alberta Environment. We are at least 18 months from obtaining such certificate.</p> <p>Staff removed these two parcels from the pilot project.</p>
Economic Development	<p>Due to the proximity to Siksika's industrial park development on the south side of the rail line, it may be an opportunity for Wheatland Economic Development to work with Siksika nation to develop a strategy for attracting development in both jurisdictions.</p>
Development	<p>Summary: Commented on the size of the lot being redesignated, whether it would result in a parcel with several smaller leases on it if not subdivided. Asked if there was a process that would prevent this type of development.</p> <p>NE-8-22-21-4 – Could potentially be commercial highway district. Asked about beatification.</p> <p>SE-28-26-18-4 – Could potentially be commercial highway but because it's rural, =Industrial may work better. Potential for a business that supports Natural Resource Extraction to be developed here as it is adjacent to two gravel pits.</p> <p>Staff would encourage development proposals for Plan 081 3351, B1, L1 to purchase and subdivide the amount of land required for the development. As the parcel is County owned, Council has more control as to what developments are applied for on the site.</p>

OPTIONS:

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.

RECOMMENDATION

Staff is recommending Option #1 – Council grant Second and Third Reading:

- 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.

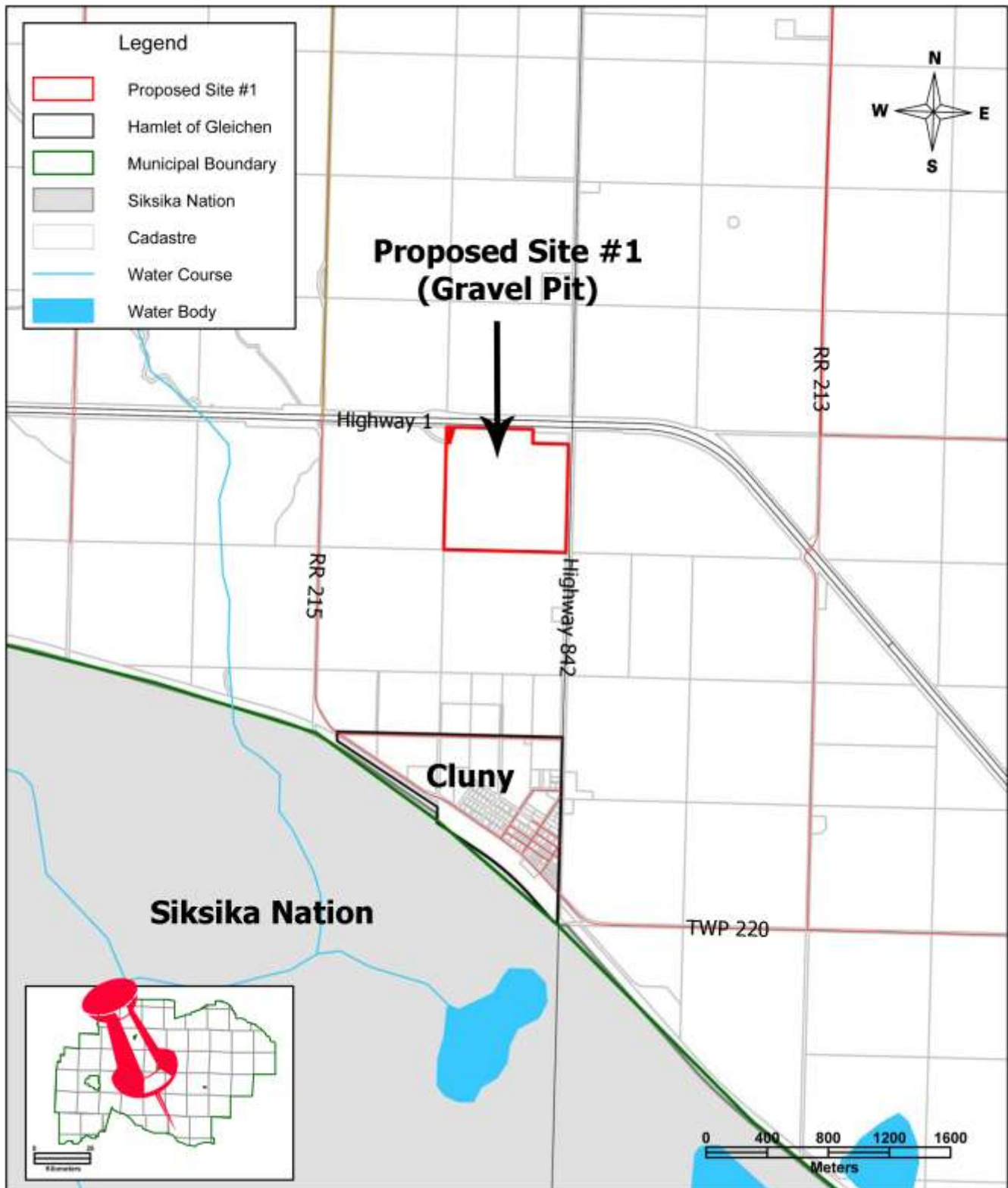
Respectfully submitted,



Megan Williams, Planner II
Planning and Development Department

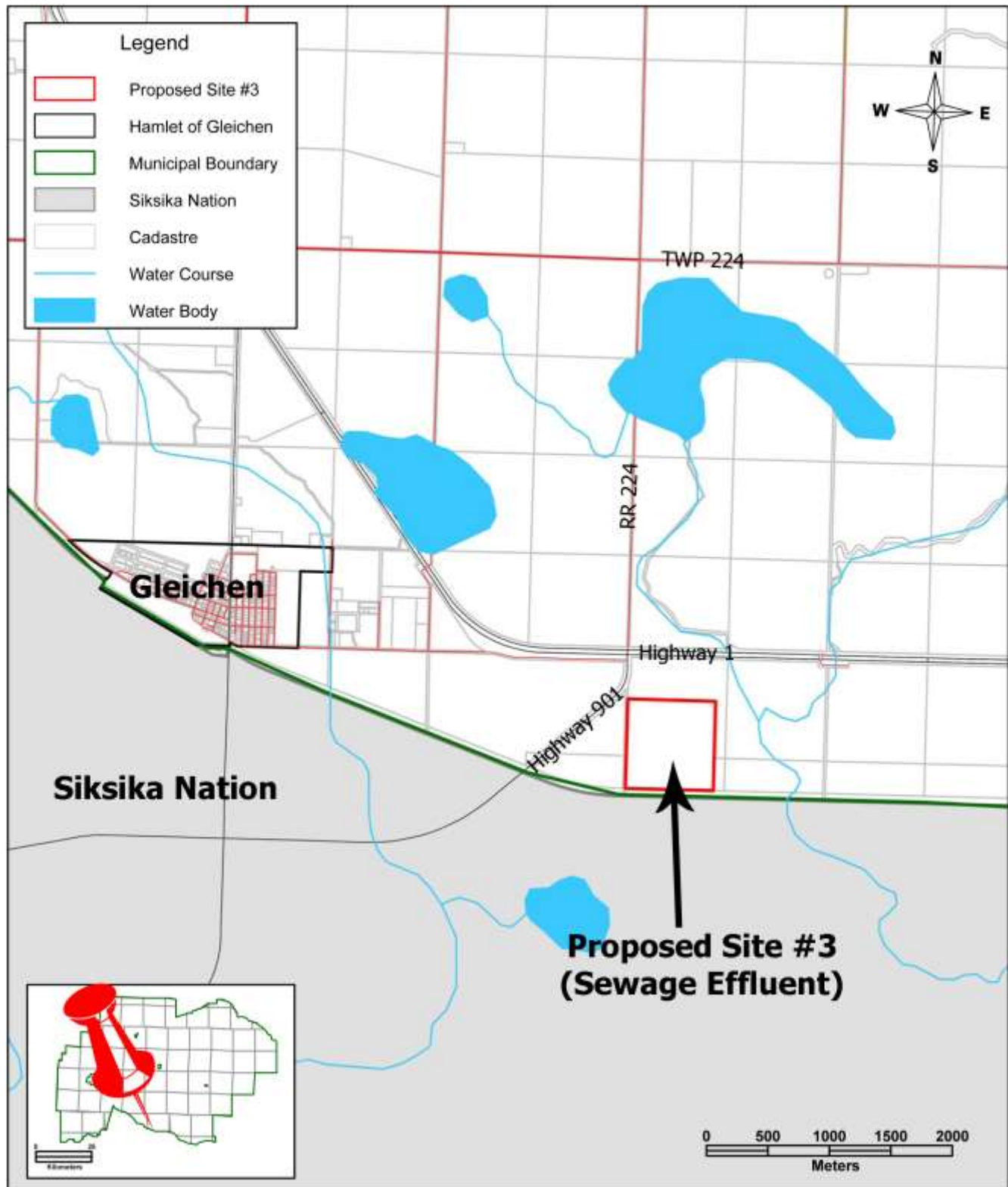


LOCATION #1





LOCATION #3



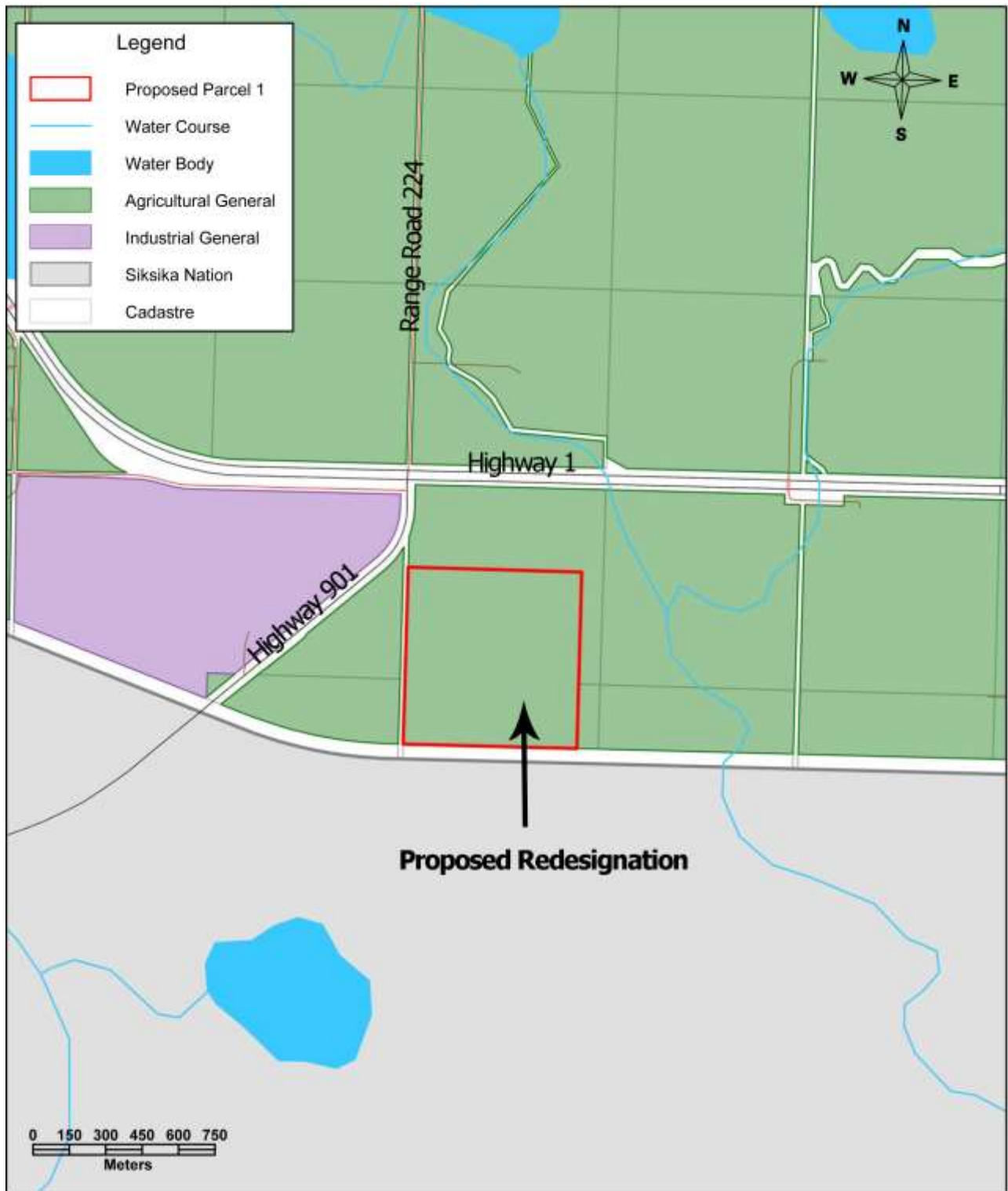


AERIAL IMAGERY





LAND USE CONTEXT





CIRCULATION AREA

