



WHEATLAND COUNTY

Where There's Room to Grow



DEVELOPMENT PERMIT REPORT

Municipal Planning Commission

December 10, 2019

DEVELOPMENT PERMIT NUMBER: DP 2019-112

PROPOSAL: Industrial, Medium – Equipment Storage, Construction, Maintenance, Repair

LEGAL DESCRIPTION: Plan 081 5359, Block 1, Lot 2, NE-7-24-25-4

LOCATION: Approx. 3.22 km (2 miles) west of Strathmore (on Hwy #1)

PARCEL SIZE: 20.04-acre parcel

ZONING: Industrial General (IG)

DETAILS OF PROPOSAL:

Beginning in 2005, there have been a variety of businesses operating out of this Industrial General parcel; however recently, there has been a considerable length of time with no businesses operating from this site. The most recent purchasers of the property had commenced business activities on the parcel prior to obtaining a permit as they were not aware of the requirement. This application has been made to ensure the business has the proper permit in place and is operating in accordance with the Land Use Bylaw.

The Land Use Bylaw States:

4.9.3 If a use that is the result of a Development Permit ceases to operate for a period of twelve (12) consecutive months, it shall be considered void. A new application would be required by the Applicant for the use.

The business activities are for a Civil General Contractor. This site is the home base to store, maintain, and repair equipment before sending it out to other job sites. There is no retail or wholesale component at this location.

Storage onsite includes lubricants, coolants, oils, machinery for maintenance, secured sea cans and Atco trailers to be shipped to job sites and storage racking units to hold items off the ground.

Customer visits are 1 per month, deliveries would be 4 per month in addition to proposed business traffic anticipated to be 3-4 times per week. The business will employ approximately 2-6 people and will operate 7:30 – 5:30 pm Monday to Friday with an occasional Saturday. The business will operate out of the existing building.

RELEVANT POLICY/LEGISLATION

CALGARY METROPOLITAN REGIONAL BOARD (CMRB):

The application is located within the Calgary Metropolitan Regional Board Plan Area, but is not amending a statutory plan, therefore no review is required by the Board.

MUNICIPAL DEVELOPMENT PLAN (MDP):

The proposed Industrial, Medium business aligns with Section 3.7.1 of the MDP as it allows for diversification of the County's commercial and industrial tax base and is an economic development opportunity.

Section 3.7 Commercial and Industrial Development Objectives places an emphasis on locating Commercial/Industrial properties within certain designated areas of the County such as the West Highway 1 Area Structure Plan or in close proximity to hamlets.

AREA STRUCTURE PLANS:

The application falls within the West Highway 1 Area Structure Plan (WH1ASP), which is identified as a key industrial corridor along Highway #1 within Wheatland County. Section 2.2 objectives of the WH1ASP are to accommodate development opportunities in Wheatland County for light to medium industrial and compatible commercial land uses. This application complies within the policies of the WH1ASP and is compatible with other Industrial General uses already located in the ASP area.

LAND USE BYLAW (LUB):


Definition:

Industrial, Medium means the use of land, buildings and/or structures for an industrial activity that creates adverse impacts beyond the boundaries of the site for which the associated activity takes place due to appearance, emission of contaminants, noise, traffic volume, odor, fire, explosive hazards or dangerous goods. Characteristics of Industrial, Medium may include:

- a) Light to moderate open storage
- b) May have a retail or wholesale component that is subordinate to the principal use
- c) Moderate nuisance factors may extend past the boundaries of the site
- d) Moderate hazardous industry present.

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	Agricultural Processing - Major
Agricultural Operation	Auction Mart
Agricultural Processing - Minor	Automotive and Equipment Services
Agricultural Support Services	Composting Facility
Commercial Storage	Dwelling, Employee
Contractor Service	Industrial, Medium 
Essential Public Service	Mechanical Repair Shop
Food and Beverage Production	Medical Marihuana Production Facility (Only considered within the WH1ASP)
Greenhouse, Public	Signs requiring a Development Permit ⁶
Industrial, Light	Tower
Office	Warehouse Sales
Outdoor Storage	WECS (Category 1)
Recreational Vehicle Storage	Work Camp
Service Station	
Shipping Container	
Signs not requiring a Development Permit ¹	
Solar Panel, Ground Mount	
Solar Panel, Structure Mount ¹	
Stripping and Grading ¹	
Stockpile	
Veterinary Clinic	
Warehouse Storage	

CIRCULATION COMMENTS:

AGENCY CIRCULATION	
Alberta Transportation	Summary: Multiple approvals have previously been issued for this site; a roadside development permit, therefore, is not required.
INTERNAL CIRCULATION	
Internal File Review	No Concerns
NEIGHBOUR CIRCULATION	
To landowners within 1 mile	No Concerns

OPTIONS:

Staff proposes the following 3 possible options for Municipal Planning Commission to consider:

- Option #1: That Municipal Planning Commission approve DP 2019-112, for an Industrial, Medium Business subject to conditions noted in Appendix A of the Development Permit Report and that:
- with the stated conditions of approval, the Development Authority has determined that the proposed Industrial, Medium Business complies with the County's Land Use Bylaw rules and regulations.
- Option #2: That Municipal Planning Commission refuse the application with reasons given.
- Option #3: That Municipal Planning Commission provide an alternative recommendation of Municipal Planning Commission's choosing.

RECOMMENDATION:

That Municipal Planning Commission choose Option #1 to approve DP 2019-112, for an Industrial, Medium Business subject to conditions noted in Appendix A of the Development Permit Report based on the following;

- The proposal aligns with the Municipal Development Plan, the West Hwy 1 Area Structure Plan and the Land Use Bylaw.
- The location is within an area designated for Industrial Development.
- It provides an opportunity for Economic Development.

Appendix A:

Option #1:

1. This Development Permit is issued solely for an Equipment Storage, Construction, Maintenance, and Repair Site for a General Civil Contracting Business - Defined as Industrial, Medium.
2. No variances have been granted.
3. Development shall proceed according to Industrial General (IG) 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. Applicant to ensure any changes and/or improvements to the approach are developed to County standards. Please contact Wheatland County Transportation & Infrastructure assistant for details 403-934-3321.
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. Any change in the use or intensity requires the approval of the Development Authority.

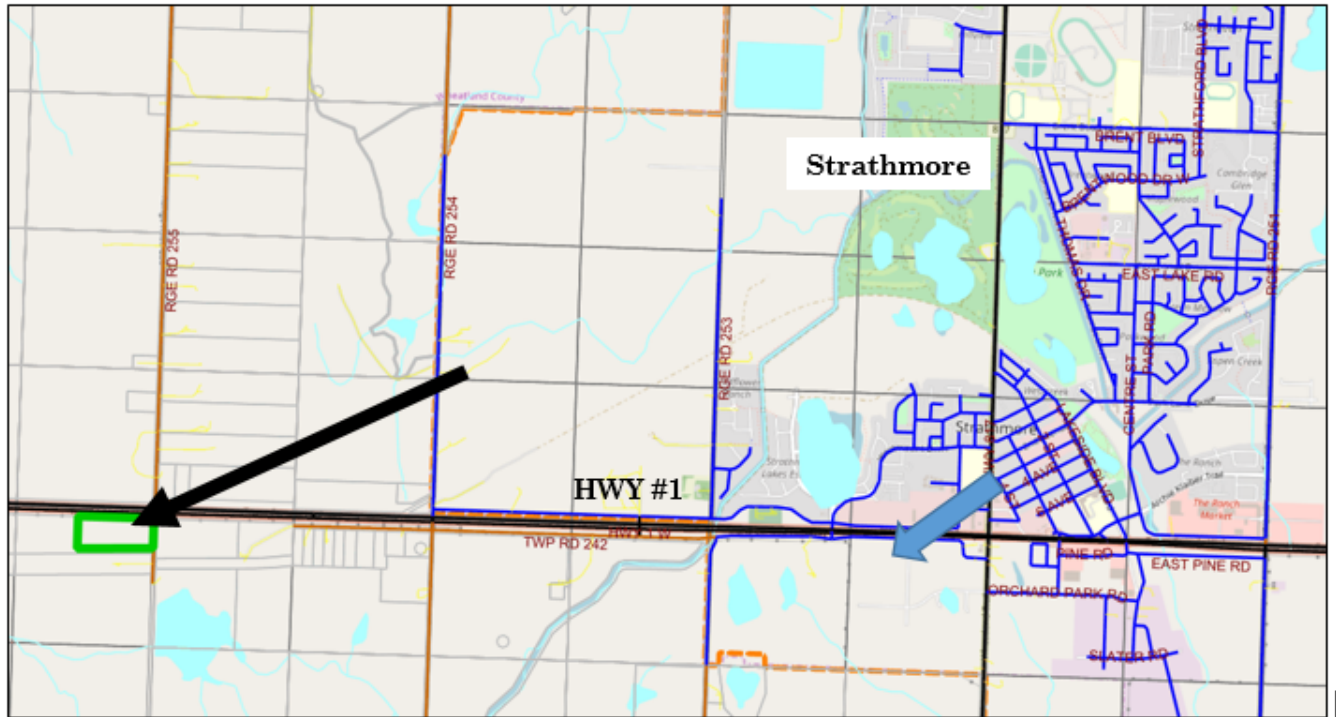
NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO ALBERTA SAFETY CODE REGULATIONS.
- DEVELOPMENT SHALL MEET ALL PROVINCIAL AND FEDERAL LEGISLATION.



Suzanne Hayes, Development Officer

Appendix B: Location Plan



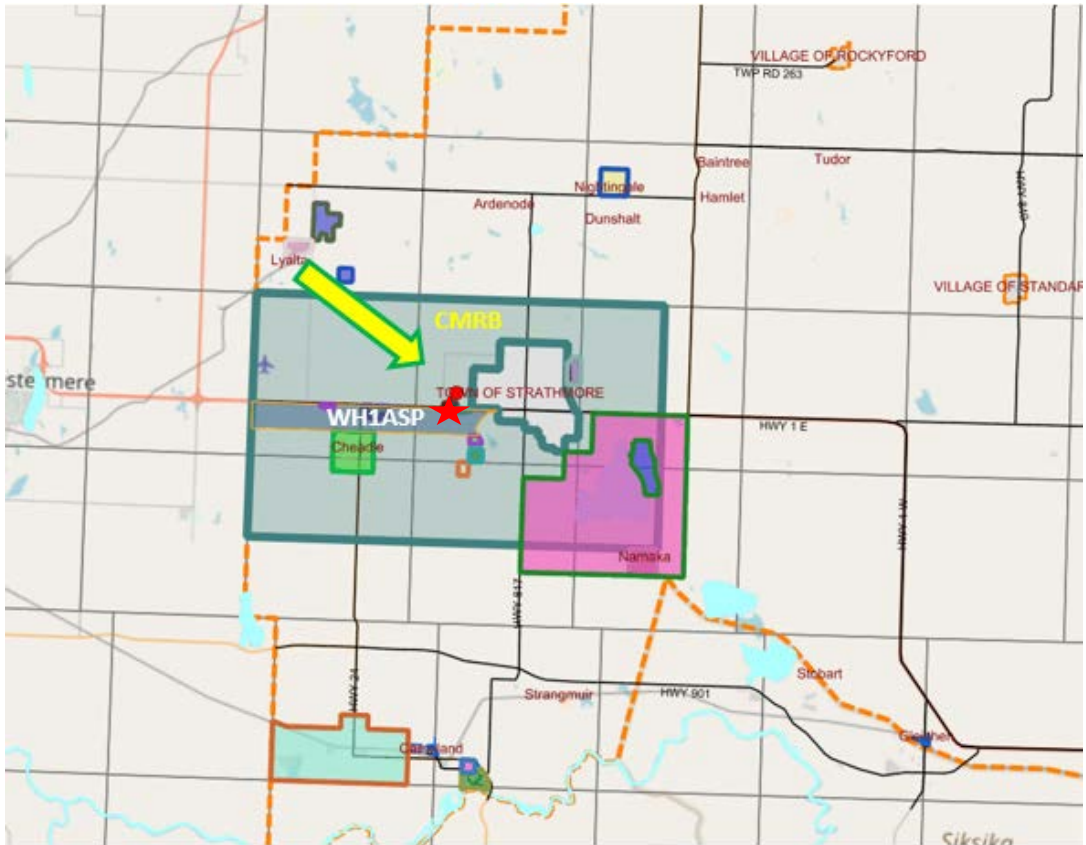
Appendix C: Site Plan



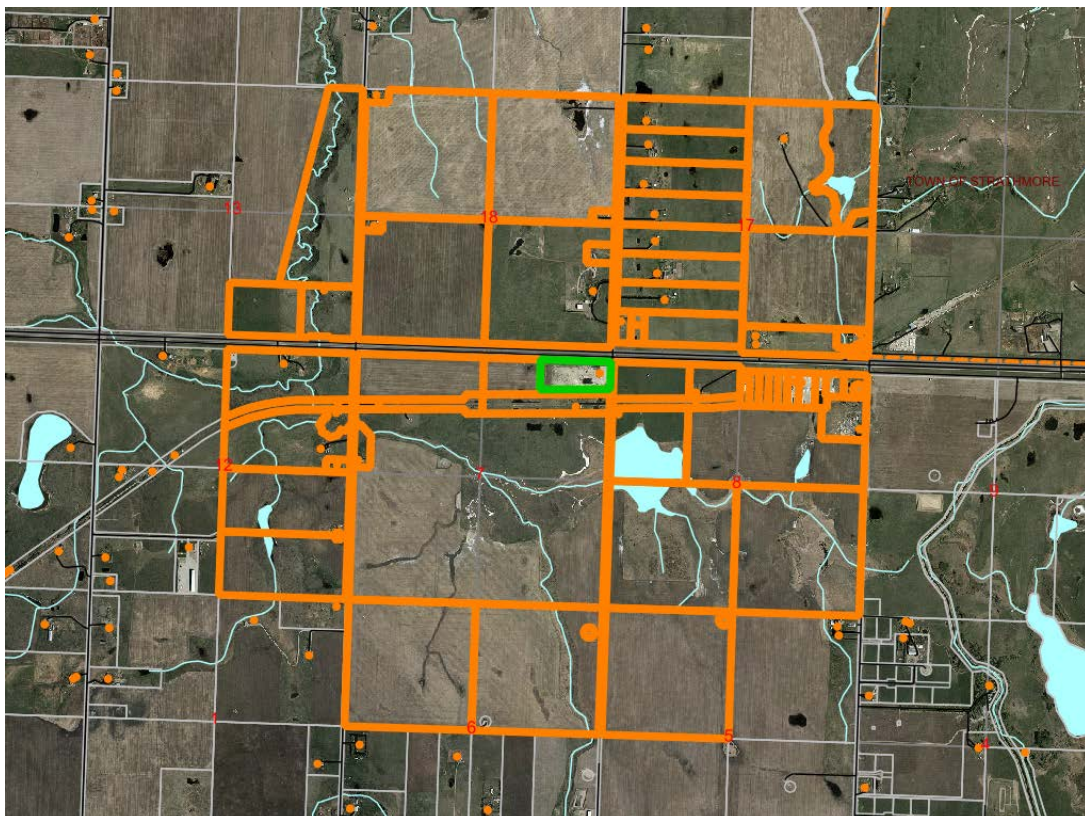
Appendix D: Aerial Photos



Appendix E: CMRB and ASP (subject parcel depicted by a red star)



Appendix G: Circulation Area



Appendix H: Photos



