



**WHEATLAND COUNTY**

**Where There's Room to Grow**



## **DEVELOPMENT PERMIT REPORT**

Municipal Planning Commission  
December 10, 2019

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**DEVELOPMENT PERMIT NUMBER:** DP 2019-147

**PROPOSAL:** Industrial Medium – Sea Can Storage & Distribution

**LEGAL DESCRIPTION:** SW-15-24-24-4

**LOCATION:** Directly East of the Wheatland County Office

**PARCEL SIZE:** 153.09 acre parcel

**ZONING:** Industrial General (IG)

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### **DETAILS OF PROPOSAL:**

The proposal is to operate a business that rents and sells shipping containers (sea cans) which would be stored and transported from the subject parcel to other storage sites or to customer locations as required.

No business related buildings will be necessary at this location and the sea cans will remain empty while stored on-site. Product inventory will range from 5-30 sea cans at any given time and there will be no hazardous materials, product noise, odor or other nuisances anticipated for business operations.

Traffic will be approximately 1-2 trucks per week delivering to the parcel with very minimal client visits expected as the purpose of the site is for storage and distribution only. There will be 1 employee on site as required. Hours of operation are from 8:00 AM to 5:00 PM Monday to Friday.

### **RELEVANT POLICY/LEGISLATION**

#### **CALGARY METROPOLITAN REGIONAL BOARD (CMRB):**

The proposal falls just outside the eastern border of the CMRB plan area.

#### **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.

#### **AREA STRUCTURE PLAN (ASP)**

The application falls just outside of the northern boundary of the Eagle Lake Area structure plan.

## 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.

The subject property has a land use designation of Industrial General (IG). Industrial, Medium is a Discretionary Use in this District.

### 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 <sup>^</sup>
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 <sup>1</sup>	
Solar Panel, Ground Mount	
Solar Panel, Structure Mount <sup>1</sup>	
Stripping and Grading <sup>1</sup>	
Stockpile	
Veterinary Clinic	
Warehouse Storage	

## CIRCULATION COMMENTS:

AGENCY CIRCULATION	
Alberta Transportation	A Roadside Development Permit has been obtained.
Lynx Energy	A crossing agreement has been signed due to the placement of the pipeline Right of Way on the site.

AGENCY CIRCULATION	
INTERNAL CIRCULATION	
Planner	<p>Suggestions for plans to be submitted for the entire IG 153 acre IG parcel since the site continues to be built out. Recommended plans included: A stormwater master plan, an emergency response plan with consideration to the internal road structure, a landscaping plan and potentially an area concept plan for the entire site.</p> <p>Follow Up: Staff agreed that the entire Industrial quarter section needs to be considered and at which point these plans would be required.</p>
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 2019-147, for Industrial, Medium 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 2019-147, for an Industrial, Medium use subject to conditions noted in Appendix A of the Development Permit Report based on the following;

- The proposal aligns with the Municipal Development Plan, and the Land Use Bylaw.
- The use is surrounded by and is compatible with other uses industrial uses in the area.
- It provides an opportunity for Economic Development.

## Appendix A:

### Option #1:

1. This development permit is issued solely for the purpose of a Sea Can Storage and Distribution Facility – 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 and 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:

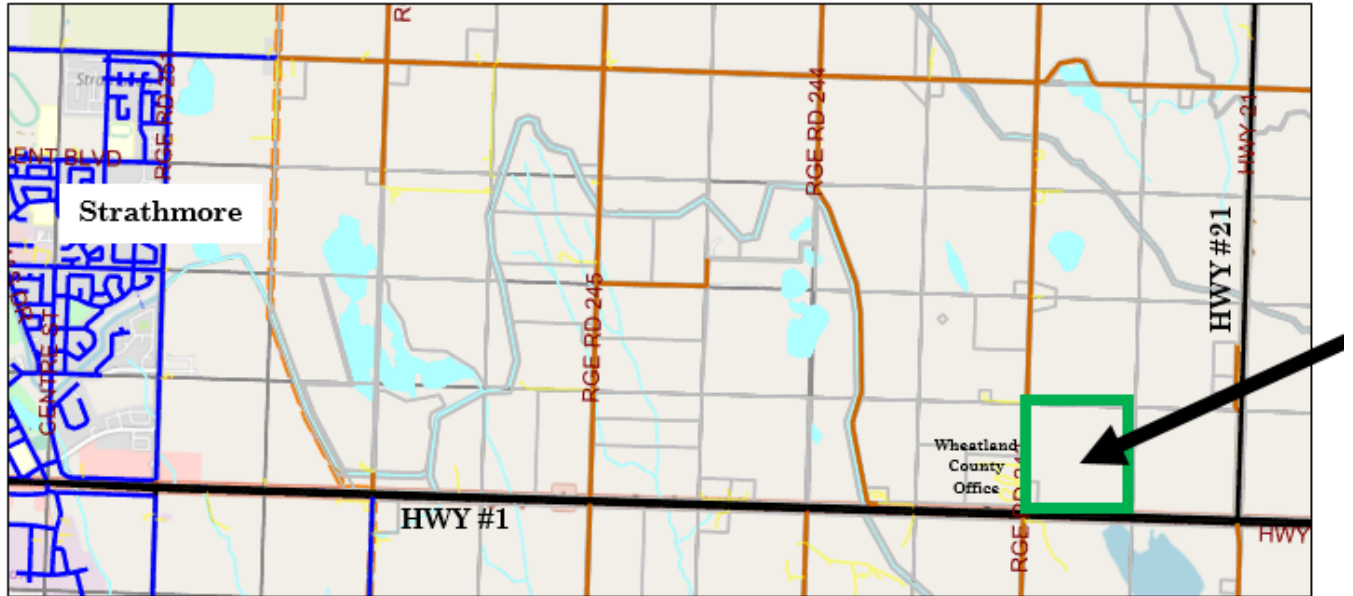
- ALL CONSTRUCTION SHALL CONFORM TO ALBERTA SAFETY CODE REGULATIONS.
- DEVELOPMENT SHALL MEET ALL PROVINCIAL AND FEDERAL LEGISLATION.



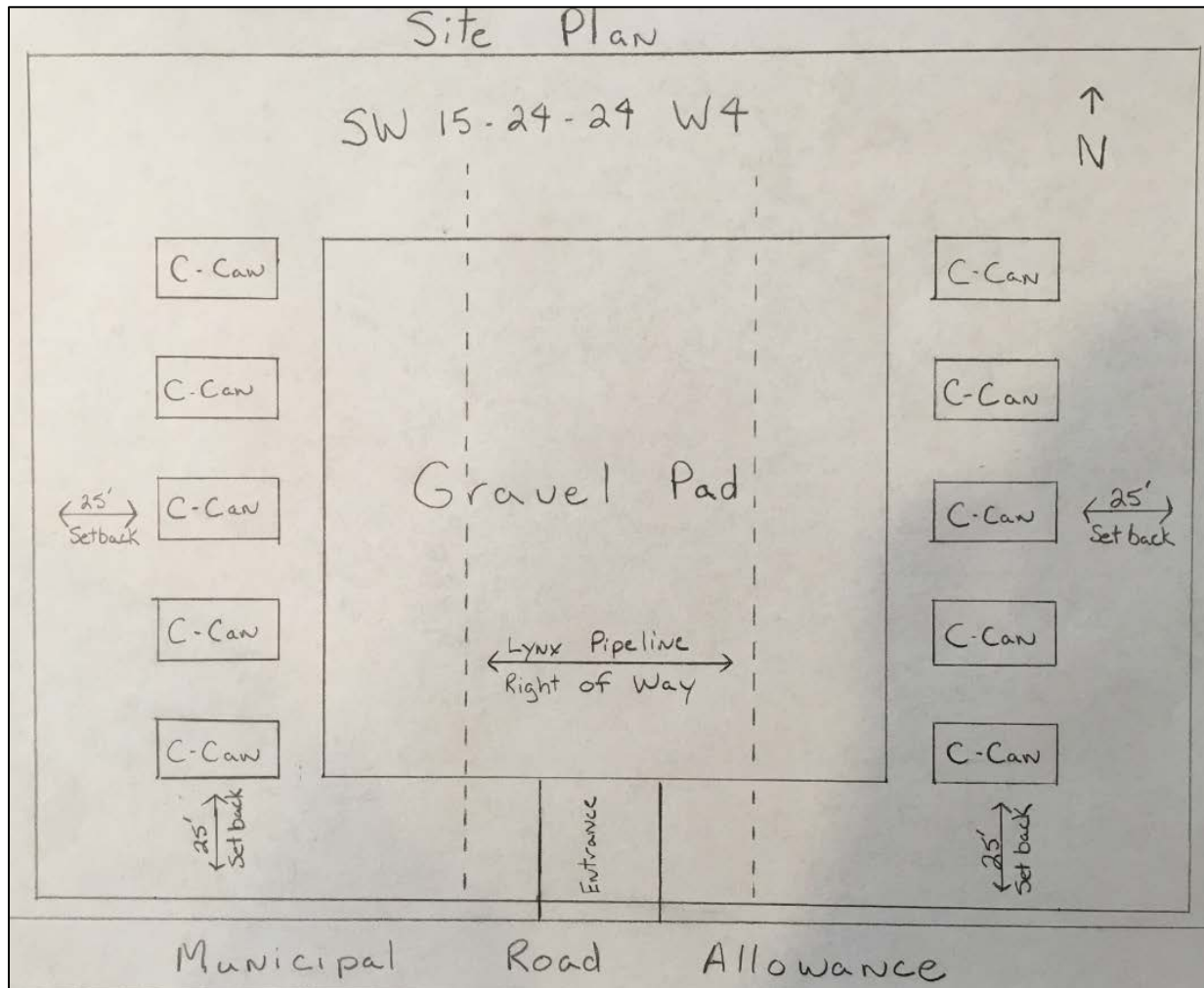
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Suzanne Hayes, Development Officer

## Appendix B: Location Plan



## Appendix C: Site Plan

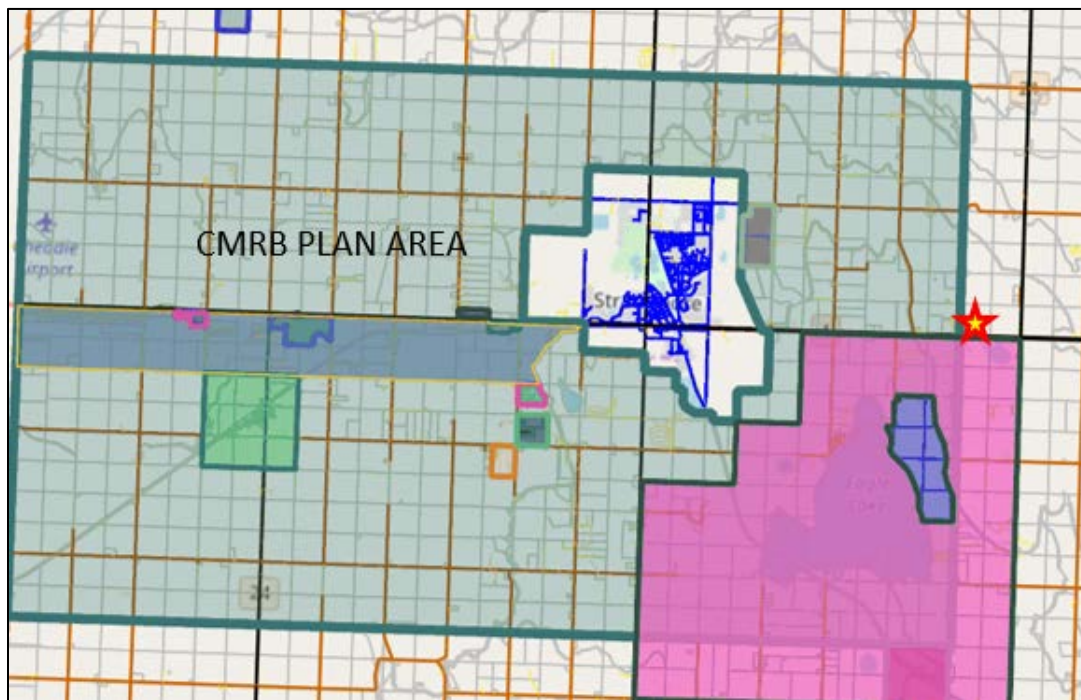


## Appendix D: Aerial Photos





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



## Appendix F: Circulation Area

