



PLANNING REPORT

1st Reading – COUNCIL

January 14, 2020

BYLAW #: 2019-37	File No: LU2019-14
LEGAL DESCRIPTION: SE-14-27-22-W4M	TITLED AREA: 160 Acres
EXISTING LAND USE DISTRICT: Agricultural General (A-G) District	PROPOSED LAND USE DISTRICT: Public Utility (P-U) District
The purpose of this application is to redesignate +/- 40 acres from Agricultural General (AG) District to Public Utility (P-U) District to accommodate the construction of a municipal sewage lagoon and associated appurtenances.	

LOCATION:

Located on the south side of Township Road 272A, approximately 0.8 km west of Range Road 220A (approximately 2 km (1.2 mi) west of the Hamlet of Rosebud).

BACKGROUND INFORMATION:

The purpose of this application is to redesignate +/-40 acres within SE-14-27-22-W4M from Agricultural General (A-G) district to Public Utility (P-U) district in order to accommodate the construction of a municipal sewage lagoon for the Hamlet of Rosebud.

POLICY ANALYSIS:

South Saskatchewan Regional Plan (SSRP)

Section 8 of the SSRP discusses strategies for community development with the stated goal of promoting the development of healthy and sustainable communities. Strategy 8.4 aims to set aside adequate land with the physical infrastructure required to accommodate future population growth. The conversion of a 40 acre agricultural parcel to Public Utility (P-U) for the construction of a new wastewater lagoon is essential to support the concentration and expansion of an existing development by increasing the servicing capacity of the Hamlet of Rosebud. The redesignation and conversion of agricultural land to accommodate a public utility will support the future expansion and development of an existing hamlet.

Regional Growth Management Strategy (RGMS)

Section 3.2.4 of the RGMS dictates municipal directions on growth with a series of policies that focus on managing pressures associated with urban growth, effectively managing community infrastructure, and protecting the natural environment. This redesignation and the subsequent construction of a wastewater lagoon aligns with these goals by increasing the wastewater capacity of an existing Hamlet. This redesignation particularly aligns with policy 3.2.4.1 to "Encourage growth in existing communities. Investments in infrastructure, such as roads and schools, are used efficiently, and developments do not unnecessarily take up new land." The proposed redesignation supports this policy through providing an increased capacity for wastewater management to the Hamlet of Rosebud. According to Table 9 in the RGMS, the

Hamlet's current sewage disposal system has a design capacity for a population of 100, while the actual population of Rosebud at the time of the RGMS' publication was 108. Therefore this redesignation is necessary to support Rosebud's current population and to accommodate future growth within the Hamlet.

Municipal Development Plan (MDP)

Section 3.11 of the MDP, entitled *Infrastructure and Utilities*, outlines policies and objectives to manage the movement of wastewater, stormwater and potable water to, from and within residential, commercial, industrial and institutional areas of the County. Objective 3.11.1.1 is to "Maintain and improve the level of municipal water and wastewater servicing provided throughout the County." As mentioned above, the population of Rosebud has outgrown the design capacity of its current wastewater infrastructure. The purpose of this redesignation is to improve the level of wastewater servicing to residents of the County and therefore it aligns with the objectives of the MDP.

Land Use Bylaw (LUB)

The purpose and intent of the Public Utility (P-U) district is to accommodate the utilities required to service public and private facilities, businesses and residences within the county. As per Land Use Bylaw 2016-01, a sewage lagoon falls under the 'Utility Services, Major Infrastructure' use, which is a discretionary use within the Public Utility (P-U) district. Please see the list of discretionary uses below.

Permitted	Discretionary
Accessory Building / Structure	Composting Facility
Essential Public Service	Outdoor Storage
Signs not requiring a Development Permit ¹	Private Amenity Space
Solar Panel, Ground Mount ¹	Recycling Facility
Solar Panel, Structure Mount ¹	Shipping Container
Stripping and Grading ¹	Signs requiring a Development Permit [^]
Utility Building	Stockpile
WECS (micro) ¹	Tower
WECS (Category 1) ¹	Utility Services, Major Infrastructure
	Waste Management Facility, Major
	Waste Management Facility, Minor

TECHNICAL REVIEW:

Water Servicing:

There are currently no wells on this site and water servicing will not be required.

Septic Servicing:

A 100mm sanitary force main will be constructed from a pump station on the west side of Rosebud to the east side of the subject parcel (approximately 2.5 km), where the sewage lagoons are proposed. A 150 mm discharge pipe will connect to the sewage lagoon on the east side of the parcel and will extend 1.42 km south to an outfall in the Rosebud River.

Environmental Review:

A wetland delineation was conducted in April 2019 to determine if any of the wetlands on the quarter section would be impacted by the proposed development area. It was determined that a semi-permanent

marsh would be impacted by the proposed development and would require a wetland assessment. An assessment conducted in August 2019 concluded that the wetland in question is a D-value wetland. A stormwater management plan submitted on August 23rd 2019 recommends grass swales be built along the north side of the gravel access road, and along the north and west toes of the lagoon to intercept and direct stormwater runoff towards the existing wetland in order to maintain pre development drainage patterns and to prevent sediments from the lagoon from into the wetland. A 20 m setback from the toe of the berm surrounding the lagoon was also recommended to avoid negative impact on the wetland.

CIRCULATION COMMENTS:

EXTERNAL AGENCIES	COMMENTS
AB Community Development	No comments received.
AB Culture	<i>Historical Resources Act</i> approval is granted for the activities described in this application and its attached plan(s)/sketch(es) subject to Section 31, "a person who discovers an historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the Minister of the discovery." The chance discovery of historical resources is to be reported to the contacts identified within Standard Requirements under the <i>Historical Resources Act</i> : Reporting the Discovery of Historic Resources.
AB Energy Regulator	No comments received
AB Environment & Parks	No comments received.
AB Health Services	<ol style="list-style-type: none"> 1. AHS recommends that any existing/proposed water well or water supply on the subject lands must be completely contained within their proposed property boundaries. 2. Any existing and/or proposed private sewage disposal system(s), including septic tank and effluent disposal field, must be completely contained within their proposed property boundaries and must comply with the construction and setback distances outlined in the most recent Alberta Private Sewage Systems Standard of Practice. 3. Ensure the property and development are designed and maintained in accordance with the Alberta Public Health Act. 4. If there is any evidence of contamination, or other issues of public health concern identified at any phase of development or during operation, AHS wishes to be immediately notified.
AB Transportation	No comments received.
ATCO Electric	No comments received.
ATCO Gas	No comments received.
AB Utilities Commission	No comments received.
Canada Post	No comments received.
Encana Corporation	No comments received.
Fortis Alberta	No comments received.

Golden Hills School Division	No comments received.
Redeemer Catholic School Division	No comments received.
Telus	No comments received.
Western Irrigation District	No comments received.
INTERNAL DEPARTMENTS	
Agricultural Services	No concerns.
Emergency Services	No concerns.
Development Services	No concerns.
Protective Services	No concerns.
Transportation & Infrastructure Services	No concerns.

OPTIONS:

Option #1: THAT First Reading of Bylaw 2019-37 be granted.

Resolution 1: THAT Bylaw 2019-37 be given First Reading, this being a bylaw to redesignate +/- 40 acres of SE-14-27-22-W4M from Agricultural General District to Public Utility District.

Resolution 2: THAT a Public Hearing for Bylaw 2019-37 be scheduled for February 4th, 2020 at 9:00 AM in Wheatland County Council Chambers.

Option #2: THAT Bylaw 2019-37 be refused.

Resolution 1: THAT Bylaw 2019-37 be refused.

Option #3 THAT Council approve an alternate recommendation.

RECOMMENDATION

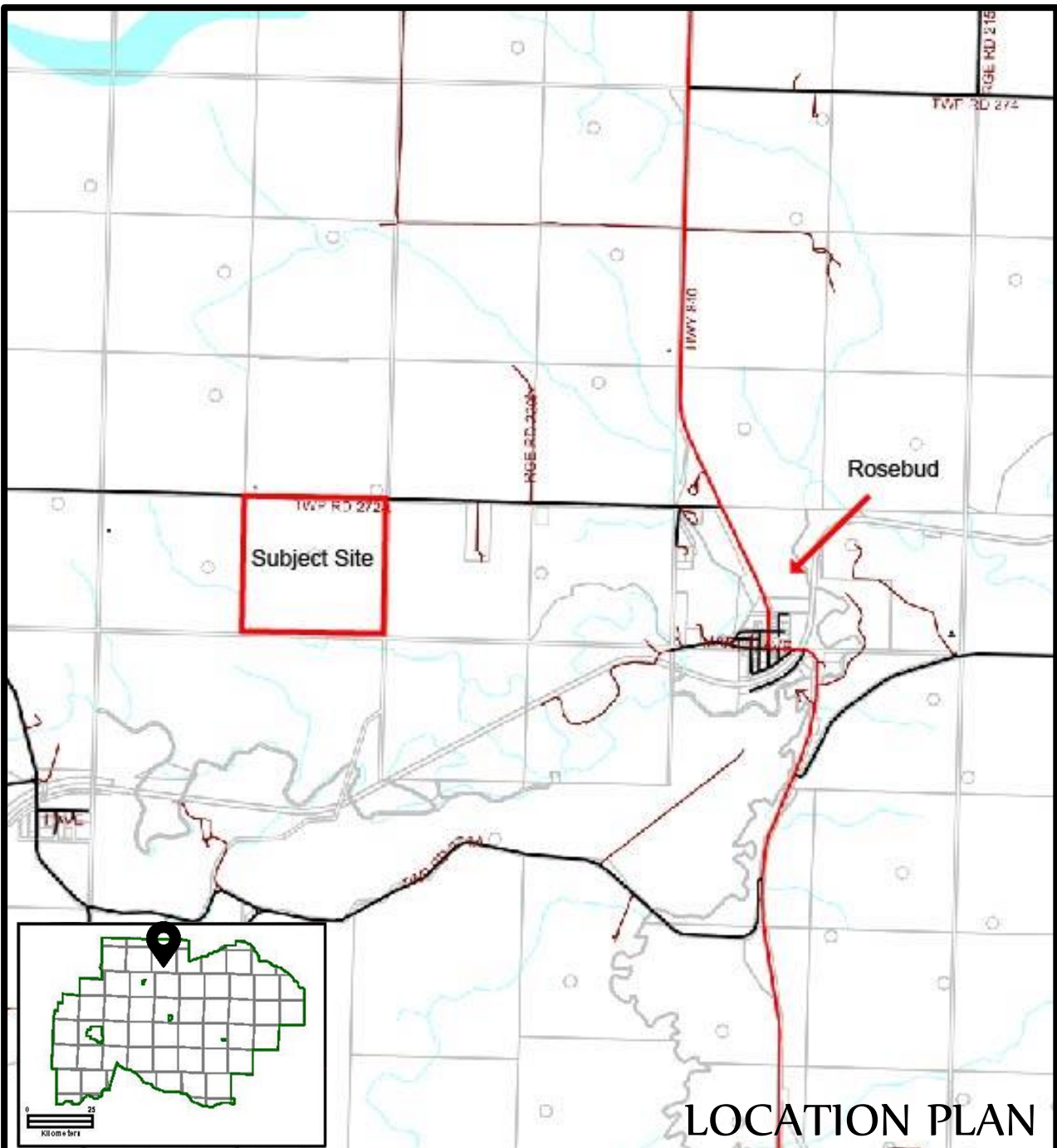
Staff is recommending Option #1 – Approval for the following reasons:

- The proposal generally aligns with the SSRP, RGMS and MDP in terms of what is proposed.
- The proposal aligns with LUB Public Utility district goals, rules and regulations.

Respectfully submitted,



Graham Allison, Planner I
Planning and Development Department



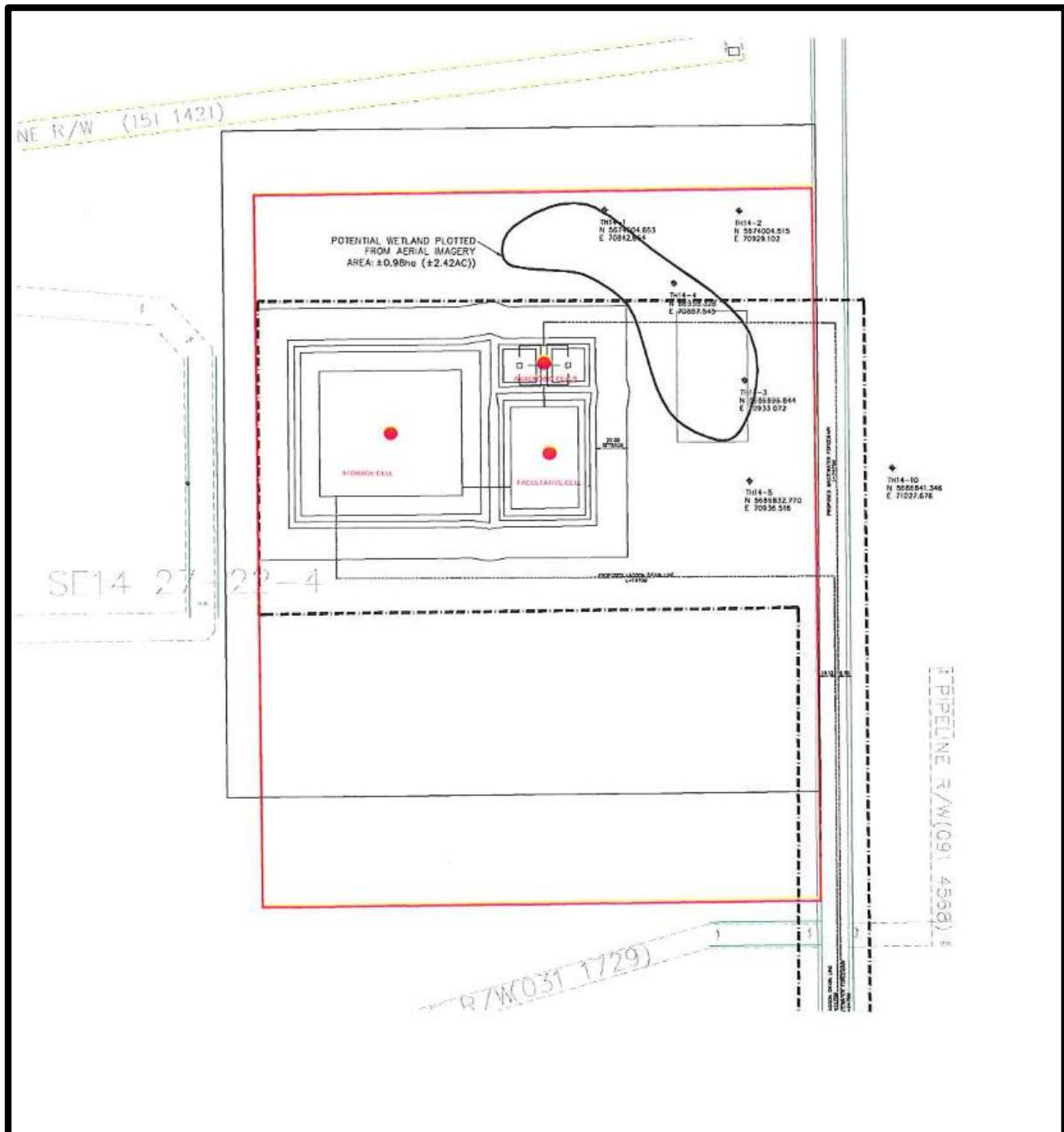
LOCATION PLAN



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