



WHEATLAND COUNTY

Where There's Room to Grow



Request for Decision

January 20, 2020

Resolution No. _____

Date Prepared December 17, 2019

Subject

Decision-making topic title

DP 2019-160 The purpose of this application is to obtain approval for a Hydro-Vac Transfer Pad - Defined as Industrial, Medium.

Location: Plan 161 1511, Block 5, Lot 7, NE-10-24-26-4

Recommendation

Clear resolution answering – what/who/how/when

That Municipal Planning Commission choose Option #1 to approve DP 2019-160 for Industrial, Medium with conditions noted in Appendix A of the Development Permit Report.

GM Comments

Any additional comments regarding the reason for the recommendation

RECOMMENDATION

Report/Document: Attached Available None

Key Issue(s) / Concepts Defined

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

In April of 2019 the applicant was issued a permit for a Clay Storage Facility on the subject site (DP 2019-009), which has not been constructed yet. The current proposal is to add a Hydro-Vac Waste Transfer pad to the parcel. The facility will be capable of receiving smaller volumes of non-impacted Hydro vac tailings, and then separate the water from each load independently. The tailings will be put onto a solids containment pad, and the water will be put into a liquids containment pond with evaporation capabilities. The stored, separated material will be reloaded onto trucks and transported to landfills to be used for daily cover.

Relevant Policy / Practices / Legislation

Cite existing policies, practices and/or legislation

MUNICIPAL DEVELOPMENT PLAN (MDP):

Section 3.7 Commercial and Industrial Development Objectives

WEST HIGHWAY 1 AREA STRUCTURE PLAN:

2.2 ASP Objectives

SUBDIVISION AND DEVELOPMENT REGULATION:

Section 13.4 Distance from landfill for a waste site.

LAND USE BYLAW (LUB) 2016-01:

9.5 Industrial General District – Discretionary Use

Strategic Relevance

Reference to goals or priorities of current work program

N/A

Response Options and Desired Outcome(s)

Main result, along with highlighted requisites and benefits

OPTIONS:

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

Option #1: THAT Municipal Planning Commission approve DP 2019-160:

Resolution 1: THAT Municipal Planning Commission approve DP 2019-160 for Industrial, Medium use subject to conditions noted in Appendix A.

Option #2: That Municipal Planning Commission refuse DP 2019-160 with reasons given.

Option #3: That Municipal Planning Commission provide an alternative recommendation.

RECOMMENDATION:

That Municipal Planning Commission choose Option #1 to approve DP 2019-160 for Industrial, Medium with 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, the Subdivision and Development Regulation, and the Land Use Bylaw.
- The proposed facility fits within an area which is dedicated for industrial uses.
- AEP has deemed the site suitable for the use and the appropriate approvals have been obtained.
- The proposal provides an opportunity for Economic Development and this type of development is necessary for the environmentally-responsible disposal of soil slurries.

IMPLICATIONS OF RECOMMENDATION

General

Consequences to community, overall organization and/or other agencies

N/A

Organizational

Policy change or staff workload requirements

N/A

Financial

Current and/or future budget impact

N/A

Environmental, Staff and Public Safety

Consequences for the environment, consideration of effects on the safety of staff and the public

N/A

Follow-up Action / Communications

Timelines, decision-making milestones and key products

Advise applicant of the decision.

Submitted
by:



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Reviewed
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