



PLANNING REPORT
2nd & 3rd Reading – COUNCIL
March 3, 2020

BYLAW #: 2020-10	File No: LU2020-04
LEGAL DESCRIPTION: Plan 081 3350, Block 1, Lot 1	TITLED AREA: 128.74 Acres
EXISTING LAND USE DISTRICT: Industrial General District	PROPOSED LAND USE DISTRICT: Public Utility District
The purpose of this application is to redesignate 128.74 acres of Plan 081 3350, Block 1, Lot 1 from Industrial General District to Public Utility District.	

LOCATION:

The parcel being redesignated is Plan 081 3350, Block 1, Lot 1 and is 2.8km east of Gleichen, and has access from an undeveloped road allowance.

BACKGROUND INFORMATION:

In 2019, Staff initiated a pilot project that explored strategies for promoting economic development in the County. Staff explored a municipal planning approach to economic development as a tool to increase the County's competitiveness to attract business within the region. This tool was implemented by identifying County-owned parcels that could be pre-zoned to an appropriate land use to attract industrial or commercial development.

The criteria used for locating parcels included:

- Parcels in appropriate areas of the County that did not detract from areas already identified in approved area structure plans.
- Parcels that had access to a regional transportation network.
- Parcels that had access to servicing.
- Parcels over 80 acres.

Three parcels were initially identified for pre-zoning; however only the subject parcel was successfully redesignated. Based on the location of the subject parcel, Staff proposed the Industrial General Land Use District for the site as it accommodated not only the current uses but allowed for a variety of additional uses. Currently the site is used to discharge effluent from the sewage lagoon, it is also leased for cultivation purposes. This lease expires in October 2023, the Tenants have the ability to renew the lease for a further 5 years.

The Southern Alberta Energy from Waste Association (SAEWA), a non-profit association, expressed interest in the subject site and short listed the County in hosting an energy for waste (EFW) facility. Based on high level information provided by SAEWA, Staff evaluated the subject site and the potential for hosting the SAEWA project and concluded that the best fit for an incinerator and power generating station would fall under the Public Utility District as a "Utility Services, Major Infrastructure" or "Waste Management Facility, Major".

On February 19th, 2020, SAEWA presented the short list evaluation results, where Wheatland County ranked as the least preferred site. Though Wheatland County has not been chosen for the EFW facility, staff is still bringing forward the bylaw to redesignate the parcel to Public Utility District.

This proposal still supports the County's economic development strategies by allowing essential services and uses that support growth and expansion of an existing community, as well as allow the existing uses to continue on the subject site.

POLICY ANALYSIS:

Interim Regional Evaluation Framework (IREF):

The proposed redesignation is outside of the Calgary Metropolitan Regional Board plan area, so the application was not circulated to the Board.

South Saskatchewan Regional Plan (SSRP):

Redesignating this parcel to Public Utility District does not impede the current uses on the site. The purpose of the Public Utility District is to provide land that accommodates the utilities required to service public and private facilities, businesses and residences within the County. This aligns with the Community Development section of the SSRP that speaks to establishing land use patterns that minimize potential conflict, appropriately locate public amenities, and provide an appropriate mix of uses. The different uses allowed in a Public Utility district directly support these policies.

Regional Growth Management Strategy Plan (RGMS):

The uses allowed in the Public Utility District all support the policies, objectives and goals of the RGMS. It promotes sustainable community development, economic development and community development by increasing the land inventory for developments that aim to service public and private developments.

Municipal Development Plan (MDP):

The objectives and policies within the MDP don't specifically speak to the different uses in the PU District, however they do direct new development to locate to areas that have existing municipal services. By redesignating this parcel to the PU District, it provides an opportunity for the County to expand its servicing infrastructure.

Land Use Bylaw:

The redesignation would support the continued cropping of the land and use of the effluent pivot.

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

CIRCULATION COMMENTS:

Comments from landowners focused on the specifics of the SAEWA development. Staff responded that little information was available at this time, and that if the County is chosen, the development permit

application would result in circulation and would likely answer many of the questions residents were asking. The two letters received have been attached.

EXTERNAL AGENCIES	COMMENTS
AB Community and Development	No concerns.
AB Culture and Tourism	No concerns.
AB Health Services	No concerns.
AB Transportation	<p>This will acknowledge receipt of your circulation regarding the above noted proposal. 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 other highway related issues could be appropriately addressed. The applicant could contact the department through the undersigned in this regard. 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. 5. Other matters that may arise once specific subdivision and/or development proposals have been made.
ATCO Gas	No objection.
ATCO Pipelines	No objection.
Canadian National Railway	No concerns.
Canadian Pacific Rail	No concerns.

Cenovus Energy	No concerns.
Encana	No concerns.
Fortis	No concerns.
Lynx Energy	No concerns.
Siksika Nation Administration	Requested more information on the development. County response attached.
Torxen	No concerns.
WID	No objections.
Wilson's Service Gleichen (1978) Ltd.	No concerns.
INTERNAL DEPARTMENTS	
Agriculture & Environment	No agricultural or environmental concerns at this time. The parcel's current primary use as an end location for treated effluent seemingly aligns with this intent. Future development plans may need to consider the existing pattern of drainage through the property.
Development	Specific details would need to be evaluated at Development Permit stage when more specific information would be able to be supplied. I do have a concern that a facility such as this may cause odor issues for nearby residents. My only other comment at this time is that we do not know if Wheatland County will be the successful proponent for this proposal and once the land has been given the new designation, we would need to be open to the other uses on the PU District potentially being located on that site.
Economic Development	No concerns
Parks & Recreation	No concerns
Protective Services	No concerns
Public Works/ Transportation	The site is currently used as an effluent irrigation field. The proposed development will require the irrigation site to be moved to another location. There are opportunities to fully service the site with water, wastewater, shallow utilities and transportation if needed.

OPTIONS:

Option #1: THAT Second and Third Reading of Bylaw 2020-10 be granted

Resolution 1: That Council move Second Reading of Bylaw 2020-10, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/- 128.74 ac within Plan 0813350, Block 1, Lot 1; from Industrial General District to Public Utility District as shown on the attached Schedule 'A'.

Resolution 2: That Council move Third Reading of Bylaw 2020-10 this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/- 128.74 ac within Plan 0813350, Block 1, Lot 1; from Industrial General District to Public Utility District as shown on the attached Schedule 'A'.

Option #2: THAT Bylaw 2020-10 be refused.

Resolution #1: That Council refuse Bylaw 2020-10, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/- 128.74 ac within Plan 0813350, Block 1, Lot 1; from Industrial General District to Public Utility District as shown on the attached Schedule 'A'.

Option #3: THAT Council approve an alternate recommendation.

RECOMMENDATION

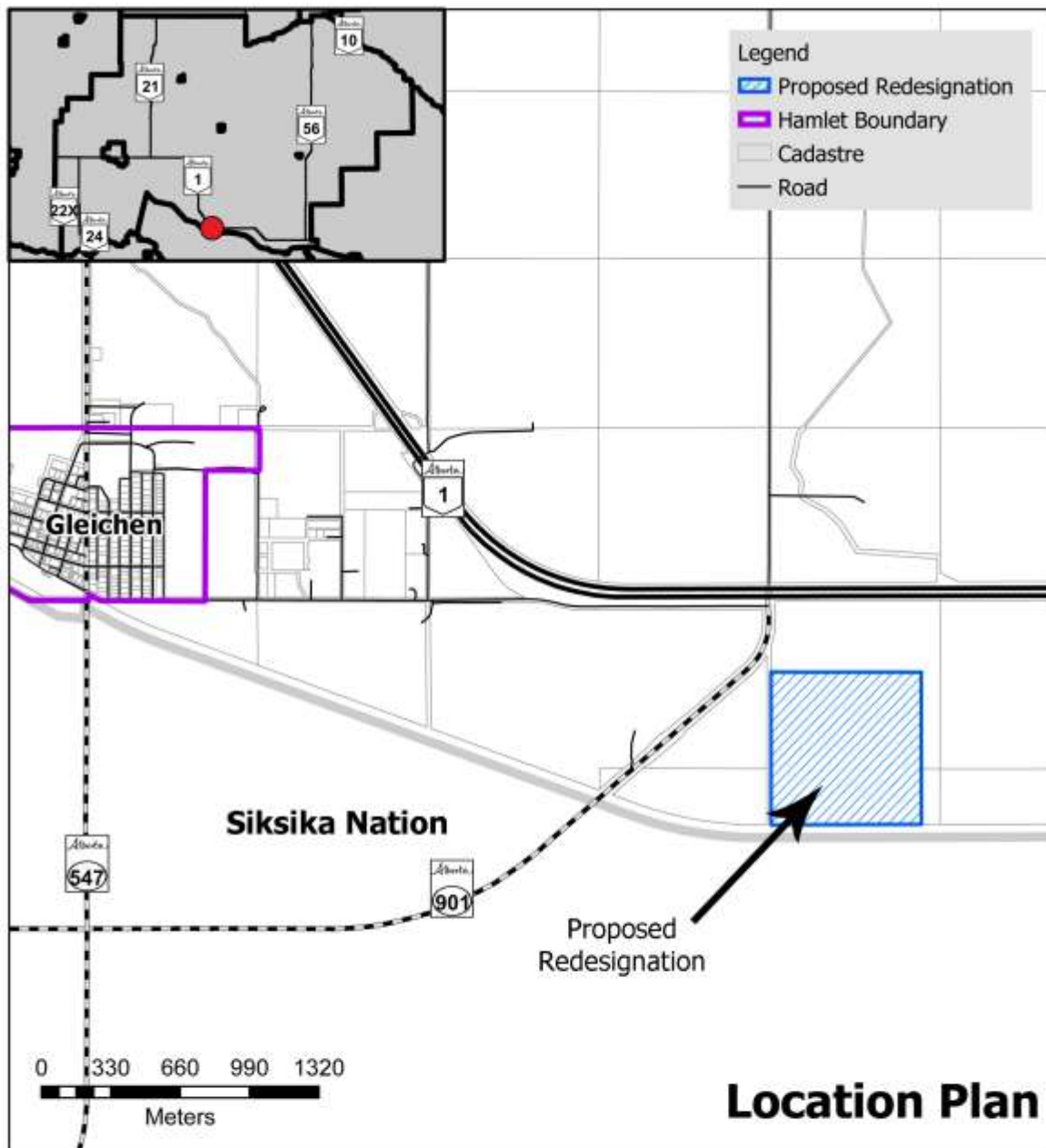
Staff is recommending Option #1 - Approval for the following reasons:

- The current development and proposed land use align with the SSRP, RGMS, and MDP
- The current development and proposed land use align with the LUB Public Utility District rules and regulations.

Respectfully submitted,



Megan Williams, BCD, Planner II
Planning and Development Department



Plan 081 3350, Block 1, Lot 1

Date: March 3, 2020

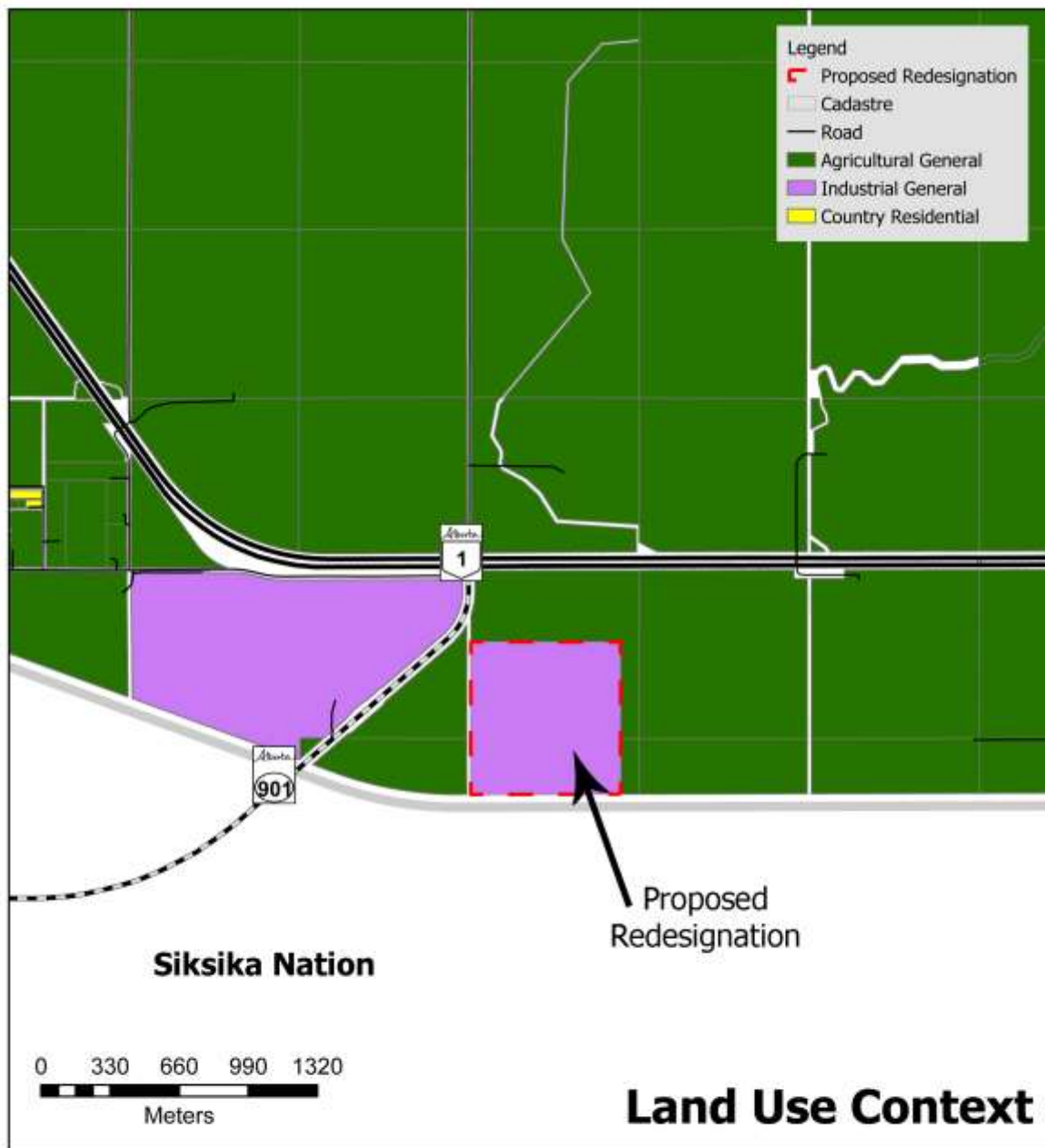
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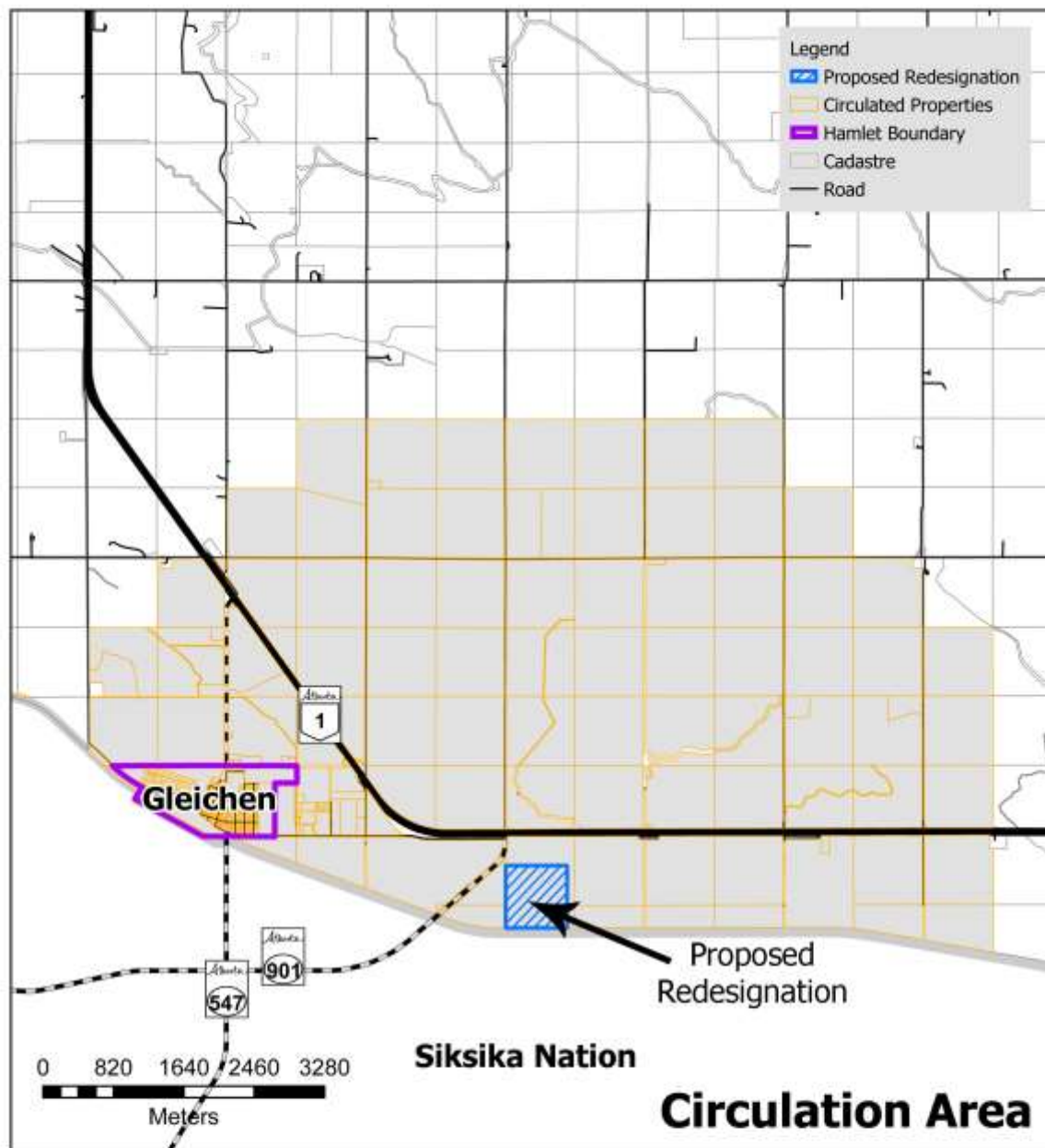
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